

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held in the Council Chamber, on Tuesday, March 18, 1975, commencing at 2.00 p.m.

PRESENT: Mayor Phillips.
Aldermen Bird, Boyce, Bowers, Cowie,
Harcourt, Kennedy, Marzari,
Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT.

The Mayor acknowledged the presence in the Council Chamber of Vancouver Community College Employment Orientation Students with their instructor, Betsy McDonald, and Grade 9 students from the Canadiana Class of Templeton Secondary School with their teacher Mrs. Read.

'IN CAMERA' MEETING.

The Council was informed that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES.

MOVED by Ald. Bowers,
SECONDED by Ald. Marzari

THAT the Minutes of the Regular Council Meeting of March 11, 1975, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE.

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

The following items of Unfinished Business were deferred pending the hearing of delegations later this day.

1. Ice Rink, Hastings East Area.
2. Hodson Manor, 1254 West 7th Avenue.
3. 1975 Cultural Grants - Appeals.

COMMUNICATIONS OR PETITIONS

1. Alternate Representative -
Metropolitan Board of Health.

Under date of March 13, 1975, the Mayor submitted a letter recommending that Alderman Marzari be appointed as the alternate representative for 1975 on the Metropolitan Board of Health.

MOVED by Ald. Bowers

THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

2. Awarding of Cultural Grants.

Council noted the following letter from the Community Arts Council of Vancouver, dated March 7, 1975.

It has been brought to the attention of the Community Arts Council of Vancouver, by several concerned members of our Performing Arts Committee, that the recent action of your Council (February 11th) in awarding certain grants to various city theatre groups has resulted in rather serious inequities when the merits of these groups are assessed on an artistic basis.

We regret the absence of the Civic Cultural Advisory Committee - a committee which worked so effectively in 1973. We were hopeful that this committee would aid the city in the development of guidelines for civic cultural philosophy and policy. It is so important, in our view, that all cultural groups in the city know that grants are decided on an independent basis of adjudication by those knowledgeable in the various fields of artistic endeavour.

For the past 8 years, the Community Arts Council has appointed an Adjudications Committee to advise the British Columbia Cultural Fund Board on the allocation of certain of their funds in the Vancouver area. Our experience in this field equips us well to suggest to the city nominees from each arts discipline should the city ask us to so advise. From these and other suggestions, an adjudications committee could be chosen.

The Community Arts Council is aware of the many demands on city funds, but we are concerned that the Arts are perhaps given hasty consideration and often take last place in the funding race. Action in setting up an independent adjudication system might lessen the opportunity for dissatisfaction and criticism of Council in this area.

MOVED by Ald. Boyce

THAT the Mayor meet with the President of the Community Arts Council to discuss the suggestions and comments contained in the letter from the organization, and report back to Council.

- CARRIED UNANIMOUSLY

3. Canadian Guidance and Counselling
Association - Grant Request re 1975
National Conference.

The Canadian Guidance and Counselling Association submitted a letter dated March 4, 1975, requesting financial assistance with respect to the organization's 1975 National Conference to be held in Vancouver this year.

MOVED by Ald. Bowers

THAT no action be taken on the foregoing request.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Provincial Basketball Championship
Grant Request re Luncheon.

In a letter dated March 12, 1975, the Vancouver Basketball Commission requested that the City host a luncheon during the Senior "B" Women's Provincial Basketball Championship to be held in Vancouver March 21 - 23, 1975.

MOVED by Ald. Bowers

THAT no action be taken on the foregoing request.

- CARRIED UNANIMOUSLY

5. Canadian Mental Health Association
Annual Meeting and Conference -
Grant Request re Luncheon.

Under date of March 7, 1975, the Canadian Mental Health Association requested that the City fund a luncheon during its Annual Meeting and Conference which will be held in the Hotel Vancouver, October 23 - 25, 1975. The organization also requested that the Mayor act as their keynote speaker on Saturday, October 25, 1975.

MOVED by Ald. Bird

THAT no action be taken with respect to hosting a luncheon for the Canadian Mental Health Association.

- CARRIED UNANIMOUSLY

6. Canadian Cancer Society
Cross-Canada Conference -
Sponsorship of Luncheon.

In a letter dated March 6, 1975, the Canadian Cancer Society requested the City to sponsor a Luncheon during a two-day conference in Vancouver on June 12 and 13, 1975.

MOVED by Ald. Bowers

THAT no action be taken on the foregoing request.

- CARRIED UNANIMOUSLY

7. International Meditation Society
Proposal to Combat Crime.

Under date of March 12, 1975, the International Meditation Society requested permission to address the Council on a method which it claims has proved effective in various cities in the United States for reducing the crime rate.

MOVED by Ald. Boyce

THAT no action be taken with respect to the foregoing delegation request.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

8. Western Outboard Marine Ltd.

The Council noted a letter from Mr. Patrick F. Graham, requesting to speak before Council regarding Western Outboard Marine matters, which topic will be considered by Council when it deals with the report from the Standing Committee on Planning and Development dated March 4, 1975, later this day.

MOVED by Ald. Boyce

THAT the delegation request from Mr. Graham be granted and he be permitted to address Council this day.

- CARRIED

(Ald. Cowie opposed)

9. Appeal re Business License Application

Council noted a letter of appeal from Mr. Ken Sutton, as a result of the Chief License Inspector refusing Mr. Sutton's application for a business license to do home repairs.

MOVED by Ald. Rankin

THAT Mr. Sutton be permitted to appear before Council to appeal the Chief License Inspector's decision, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

- - - - -

At this point in the proceedings it was agreed to vary the agenda to hear the representation from Mr. Patrick Graham, and to consider the report from the Standing Committee on Planning and Development dated March 4, 1975.

I. Report from Standing Committee
on Planning and Development
March 4, 1975.

Western Outboard - Area 10 -
False Creek (Clause 1)

Mr. Graham referred to previous occasions on which Council dealt with the matter of Western Outboard Marine property in Area 10 - False Creek, and criticized the action taken by Council.

MOVED by Ald. Kennedy

THAT the report of the Planning and Development Committee, dated March 4, 1975, on the matter of Western Outboard Marine Ltd., be deferred for further consideration by Council in three weeks' time, and in the meantime, the City Manager submit a report from the officials involved giving the background to this whole matter, legal and planning implications, and current status of negotiations with Western Outboard Marine Ltd.

FURTHER THAT Western Outboard Marine Ltd., be invited to appear before Council if it so desires.

- CARRIED UNANIMOUSLY

Regular Council, March 18, 1975. 5.

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
MARCH 14, 1975.

Works and Utility Matters
(March 14, 1975)

The Council considered this report, which contains five clauses, identified as follows:

- Cl. 1. Closure of Road, East of Cassiar Street, between Adanac Street and the Lane South of Adanac Street.
- Cl. 2. Sewer Reconstruction in Lane South of 12th Avenue between St. George and Carolina and on Carolina between L/S of 12th Avenue and L/S of 13th Avenue.
- Cl. 3. Tender No. 751 - Curbs and Pavements on Sundry Streets.
- Cl. 4. Tender No. 39-74-4 - Trucks.
- Cl. 5. Tender No. 41-74-7 - Refuse Packer Bodies.

The Council took action as follows:

Clauses 1 - 5 inclusive.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, contained in Clauses 1, 2, 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(March 14, 1975)

The Council considered this report, which contains three clauses, identified as follows:

- Cl. 1. Point Grey Road Property Acquisition Program
2515 Point Grey Road.
- Cl. 2. Gastown Steam Clock.
- Cl. 3. Gastown/Chinatown Designation By-law.

The Council took action as follows:

Point Grey Road Property Acquisition
Program - 2515 Point Grey Road. (Clause 1)

MOVED by Ald. Cowie

THAT this clause be deferred until the next Council meeting and the Supervisor of Property and Insurance report back on the matter of riparian rights.

- LOST

(Ald. Bird, Bowers, Harcourt, Rankin, Sweeney,
Volrich and the Mayor opposed)

MOVED by Ald. Kennedy

THAT the property described as 2515 Point Grey Road be purchased by the City.

- LOST

(Ald. Bird, Bowers, Cowie, Harcourt, Marzari, Rankin,
Sweeney, Volrich and the Mayor opposed)

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(March 14, 1975) (Cont'd)

Point Grey Road Property Acquisition
Program - 2515 Point Grey Road
(Clause 1) (Cont'd)

MOVED by Ald. Bowers

THAT the Director of Planning be authorized to issue Development Permit # 69394, in respect of 2515 Point Grey Road.

- CARRIED UNANIMOUSLY

Clauses 2 and 3.

MOVED by Ald. Bowers

THAT the recommendations of the City Manager, contained in clauses 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(March 14, 1975)

The Council considered this report, which contains six clauses, identified as follows:

- Cl. 1. Britannia Community Services Centre - Constitution.
- Cl. 2. Renewal of Existing Leases for Highways.
- Cl. 3. Investment Matters (Various Funds) December 1974.
- Cl. 4. Parking Meter Rates.
- Cl. 5. Consultant's Study on Betterment Levy.
- Cl. 6. Display of Canadian Cancer Society Flags.

The Council took action as follows:

Clauses 1 - 3 inclusive.

MOVED by Ald. Bowers

THAT the recommendations of the City Manager, contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Parking Meter Rates
(Clause 4)

MOVED by Ald. Bowers

THAT the recommendation of the City Manager, contained in this Clause, be approved.

- CARRIED

(Ald. Bird, Boyce, Kennedy, Sweeney and Volrich opposed)

Consultant's Study on Betterment
Levy. (Clause 5)

MOVED by Ald. Volrich

THAT the recommendation of the City Manager, contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Regular Council, March 18, 1975. 7.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(March 14, 1975.) (Cont'd)

Display of Canadian Cancer Society
Flags (Clause 6)

MOVED by Ald. Rankin

THAT the recommendation of the City Manager contained in this clause be approved and that a grant to the Canadian Cancer Society for installation and removal of the flags at an estimated cost of \$500 be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

Personnel Matters
(March 14, 1975)

The Council considered this report, which contains two clauses, identified as follows:

- Cl. 1. Canadian Standards Association
Electrical Code Meeting.
- Cl. 2. Leave of Absence - Mrs. A.I. Derby -
Plan Checking Assistant I.

The Council took action as follows:

Canadian Standards Association
Electrical Code Meeting (Clause 1)

MOVED by Ald. Bird

THAT the recommendation of the City Manager, contained in this clause, be approved.

Leave of Absence - Mrs A.I. Derby -
Plan Checking Assistant I. (Clause 2)

MOVED by Ald. Boyce

THAT Leave of Absence with pay on May 7th, 8th and 9th, and October 1st, 2nd and 3rd to permit the attendance of Mrs. Derby in Ottawa, Ontario at a Meeting of the Canada Pension Plan Advisory Committee, be granted.

- CARRIED UNANIMOUSLY

Property Matters
(March 14, 1975)

Extension of Lease and Installation of
Sprinkler System - Villa Cathay Care Home;
Lot 2, Block 49 and 50, D.L. 181;
Known as 236 Campbell Avenue. (Clause 1)

MOVED by Ald. Marzari

THAT extension of the lease on Lot 2, Blocks 49 and 50, D.L.181, known as 236 Campbell Avenue, to the Villa Cathay Care Home Society on a month-to-month basis at a monthly rental of \$675.00 be approved, pending a report on the result of the appeal to the Provincial Fire Marshall.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

B. Student Summer Employment -
Swim '75

The following report was submitted by the City Manager, under date of March 10, 1975:

"The Provincial Department of Labour has announced its Student Summer Employment program for 1975.

The program for post-secondary students, STEP '75, is not available to municipalities, only to Regional Districts and non-profit Societies. (Last summer the City hired about 170 post-secondary students under STEP '74).

The program for high school students, SWIM '75, is available to the Municipalities. It replaces SWEEP '74. (The City did not participate in SWEEP '74).

SWIM '75 - Briefly

- a. The high school students are to be hired for July and August.
- b. Under SWIM '75, the Province will pay:
 - \$450 per month for Grade 11 or below
 - \$500 per month for Grade 12
 - 4% vacation pay
- c. The City must pay:
 - fringe benefits (5%)
 - any other costs (material, equipment etc.)
 - any salary or wages above the Provincial scale
- d. The projects may include not more than 20% of post-secondary students as supervisors. The Provincial subsidy rates range from \$550 per month for First-year Students to \$750 per month for Graduate Students. These supervisors may be hired as early as May for training and preparation.

Union Positions

The students would be employees of the City (or Park Board or Library) and the VM & REU ('Inside'), CUPE 1004 ('Outside') and CUPE 391 (Library) all take the position that the established salary and wage rates shall apply. The Province will not consider any application which is not approved by the appropriate union.

The City will thus have to pay any difference between the Provincial subsidy scale and the established salary rate. The amount of this difference will depend on the 1975 settlement. Some examples are given on the attached table.

Director of Finance's comments:

"In view of the stringent budget situation that the City is faced with in 1975 and the fact that participation in the program would appear to require significant subsidization of the wage and salary level above the base levels approved by the Province, I would seriously recommend that Council not approve the City's participation in the program for 1975."

City Engineer's comments:

The City Engineer wishes to note that collection of valuable transportation information was planned for this Summer with the SWIM program in mind, and non-participation in the program will mean that substantially more money would have to be expended to obtain the same information. Other Departments may have similar desirable projects planned which Council may wish the Finance Committee to review individually.

Timing & Procedure

Information on SWIM '75 has been distributed to all Departments and (at the time of writing) they are preparing proposals. A summary of these proposals can be given to Council on 18 March, 1975. Applications are due in Victoria on 27 March. If Council favours participation in SWIM '75, it is recommended that the Standing Committee on Finance and Administration be authorized to approve applications up to a total City's cost determined by Council. This is the procedure which has been followed in previous such programs.

. CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Student Summer Employment -
Swim '75. (Cont'd)

CONSIDERATION & RECOMMENDATION

The City Engineer submits the following items for Council's CONSIDERATION:

- A. The question of whether the City will participate in SWIM '75.
- B. If the City is to participate, the setting of a maximum City's cost.

The City Engineer RECOMMENDS that,

- C. If the City is to participate, the Standing Committee on Finance and Administration be authorized to review the proposals, to approve applications up to the total City's cost set by Council, and to establish priorities among the approved projects."

The City Manager reports as follows:

The STEP '74 programme involved total expenditures of \$344,500 of which the City's share was \$9,900.

The Provincial Government has allocated \$348,000 for City of Vancouver SWIM '75 projects. The City's share cannot be estimated until a new Union contract has been signed, but will be significantly higher than last year.

RECOMMENDATION

Noting the comments of the Director of Finance, the City Manager RECOMMENDS that the City forego participation in the SWIM '75 programme.

MOVED by Ald. Bowers

THAT the City participate in Swim '75 up to a maximum City's cost of \$50,000 for essential projects.

FURTHER THAT the Standing Committee on Finance and Administration be authorized to review the proposals, to approve applications up to the total City's cost set by Council, and to establish priorities among the approved projects.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Kennedy and Volrich opposed.)

C. United Housing Foundation -
Central and Oliver Rooms.

The City Manager submitted the following report, under date of March 12, 1975:

The Director of Legal Services reports as follows:

"The City entered into a lease agreement with U.H.F. for provision of facility for meal service, bathing and recreation. The twenty-year lease has been registered. The U.H.F. has negotiated with C.M.H.C. to increase the present mortgage from \$697,955 to \$809,777. The C.M.H.C. requires that the modification of the mortgage agreement be registered with priority to the lease.

Since the City already stands behind the C.M.H.C. mortgage for \$697,955 and since the U.H.F. appears to require the funds to keep the project going and since the City's position does not appear to be significantly prejudiced by the proposed priority agreement, it is recommended that the Director of Legal Services be authorized to execute the appropriate Priority Agreement between the City and Central Mortgage and Housing Corporation."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

United Housing Foundation -
Central and Oliver Rooms. (Cont'd)

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. Request of P.N.E. for Capital
Expenditure Approval.

Under date of March 13, 1975, the City Manager submitted the following report:

The following report has been received from the Director of Finance:

"Under normal circumstances the P.N.E. would submit its financial statements for its just ended fiscal year, plus its proposed operating budget for the forthcoming fiscal year plus its proposed capital budget for the forthcoming fiscal year, and I would report the proposed operating budget for Council for Information and the Capital Budget to Council for Approval. The P.N.E. requires Council approval of Capital Budget items. I have received the P.N.E.'s annual report for the year ended November 30, 1974 but I have not received their 1975 operating budget and am therefore unable at this time to prepare the regular report. However, they have submitted a Capital Budget request and are anxious for immediate Council consideration of it.

The item they wish Council approval of is an extension to the Exhibition race track grandstand and clubhouse for a total cost of \$3,500,000. I quote from the P.N.E. request as follows:

1. Extension to Exhibition Race Track Grandstand and Clubhouse - \$3.5 million

It has been determined by the B.C. Jockey Club that the existing facility is too small to accommodate current and projected future patron attendance, and to rectify this situation a proposal to construct extensions of approximately 100 feet to each end of the existing grandstand and clubhouse buildings has received indepth consideration both by the Pacific National Exhibition and the B.C. Jockey Club. The extensions will raise the capacity of the grandstand by some 60%, with seating increasing from 3,200 to 4,500 seats, with a substantial increase in the number of parimutual wickets. Food and beverage concessions will also be enlarged and improved to better accommodate this facet of the operation.

The terms and conditions under which this extension will be constructed are as follows:

1. Cost of construction to be borne 72% by the B.C. Jockey Club and 28% by the PNE.
2. All specifications of the construction to be mutually approved by the PNE and the B.C. Jockey Club.
3. Construction to cost a maximum of 3.5 million dollars. Should the cost of the project exceed that amount the additional cost will be borne by the B.C. Jockey Club.
4. Financing of the construction costs will be arranged by the PNE with a guarantee of repayment of principal and interest to be given by the B.C. Jockey Club.
5. Financing arrangements to include a loan / amortization term of 18 years to 1993.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Request of P.N.E. for Capital
Expenditure Approval. (Cont'd)

I have asked the Law Department to indicate to me the nature of the PNE's ability to borrow funds and they have indicated that Section 12 of the PNE Act provides this authority. Section 12 is quoted as follows:

12. (1) The exhibition may borrow or raise or secure the payment of money in such manner as the board considers necessary, and in particular by the issue of debentures or debenture stock, charged upon all or any of the exhibition's property, both present and future, and to purchase, redeem, or pay off any such securities, but the exhibition shall not give security without first obtaining the consent, by way of resolution, of the council of the City of Vancouver.

(2) Any security granted by the exhibition under subsection (1) shall be deemed to contain the condition that the security shall contain a clause providing that the City of Vancouver shall have a first charge upon the assets and receipts of the exhibition as security for the repayment of any indebtedness or obligation owing from time to time by the exhibition to that City.

The arrangement between the PNE and the Jockey Club would appear to mean that the PNE would incur annual debt repayment costs of approximately \$120,000 per year and the question arises as to whether the PNE will be realizing any additional revenue from the Jockey Club or will only receive ownership of the facilities 18 years from now.

Section 12 of the Act clearly indicates that the PNE can only pledge its own property and if Council agrees to the request of the PNE it should be clearly understood that the City's assets are not pledged as security for the loan.

If Council agrees to the request of the PNE I RECOMMEND that Council require the PNE to receive the approval of the Director of Legal Services to the content and form of the borrowing instrument."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

MOVED by Ald. Volrich

THAT Council approve the Capital Budget item as requested by the P.N.E. and contained in the City Manager's report of March 13, 1975, subject to:

- (i) the City's assets being in no way pledged as security for the loan,
- (ii) the City's priority position in respect to P.N.E assets is fully preserved,
- (iii) the P.N.E. receiving the approval of the Director of Legal Services as to the condition and form of the borrowing instrument.

- CARRIED

(Ald. Kennedy opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

II. Report from Standing Committee
on Planning and Development.
March 4, 1975.

Fairview Slopes.
(Clause 1)

In considering this report, the Council dealt with each recommendation separately as follows:

- (a) THAT the Director of Planning be instructed to bring back revised Interim Control Guidelines to the Planning and Development Committee in 16 days.

MOVED by Ald. Bowers

THAT the foregoing recommendation of the Committee, be approved.

- CARRIED UNANIMOUSLY

- (b) THAT Council re-affirm its endorsement of the establishment of a Fairview Planning Committee under the auspices of the Planning and Development Committee; and instruct the Director of Planning to report back with detailed terms of reference for the Fairview Planning Programme; the three citizens groups and other interested persons in the Fairview Slopes to be requested to submit nominees for membership in the Fairview Planning Committee to the Standing Committee on Planning and Development.

MOVED by Ald. Bowers

THAT the foregoing recommendation of the Committee, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers

THAT recommendation (c) of the Committee be deleted and the following substituted:

- (c) THAT the Parks Board and the Project Manager, in consultation with the Fairview Planning Committee, examine the development opportunities of the city-owned lands at 6th and Laurel, to include specific consideration of using these lands for an integrated housing, open space, and land bridge development.

- CARRIED

(Ald. Sweeney opposed)

- (d) THAT a pilot project of rehabilitation, addition and infill in the Fairview Slopes be approved in principle to demonstrate, for future use on a City-wide basis, the construction and financial techniques required for this form of development; the Director of Planning to report back in two months the details on such project(s).

MOVED by Ald. Bowers

THAT the foregoing recommendation of the Committee, be approved.

- CARRIED

(Ald. Boyce, Kennedy, Sweeney and the Mayor opposed)

The Council recessed at 3.55 p.m. and, after an 'In Camera' meeting in the Mayor's office, reconvened in open session in the Council Chamber with the same members present, at 5.00 p.m.

Regular Council, March 18, 1975 13.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee
on Housing and Environment,
March 6, 1975

The Council considered this report which contains six Clauses identified as follows:

- Cl. 1: Greenpeace
- Cl. 2: Kitsilano RM-3A Survey
- Cl. 3: Fire By-law Status Reports
- Cl. 4: Collingwood United Church
- Cl. 5: Rent Supplements Program
- Cl. 6: B.C. Housing Management Commission Housing Statistics

The Council took action as follows:

Clauses 1, 4, 5 and 6

MOVED by Ald. Harcourt,

THAT the recommendation of the Committee contained in Clause 1 be approved and Clauses 4, 5 and 6 be received for information.

- CARRIED UNANIMOUSLY

Kitsilano RM-3A Survey
(Clause 2)

MOVED by Ald. Harcourt,

THAT Council authorize the expenditure of \$7,000 from the Social Planning Department's RESER fund for a survey of the RM-3A area in Kitsilano to determine who lives in conversion housing now and who moves into new dwelling units, apartments or condominiums, when redevelopment replaces conversion units.

AMENDED
SEE PAGE 448

- CARRIED UNANIMOUSLY

Fire By-law Status Reports
(Clause 3)

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in this Clause dealing with the following premises, be approved:

Kent Hotel, 782-786 Granville Street
860-862 East Broadway
Gray's Court, 1601 Comox Street.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Finance & Administration,
March 6, 1975

The Council considered this report which contains three Clauses identified as follows:

- Cl. 1: Burrard Bridge Civic Marina - Moorage Rates, Services and Facilities
- Cl. 2: License Fees for Liveaboards - Coal Harbour
- Cl. 3: School Board Tax Interest Earnings

The Council took action as follows:

Clauses 1 to 3

MOVED by Ald. Volrich,

THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

(Aldermen Kennedy & Sweeney opposed in Clause 1)

Regular Council, March 18, 1975 14.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

V. Report of Standing Committee
on Community Services,
March 6, 1975

The Council considered this report which contains five
Clauses identified as follows:

- Cl. 1: Neighbourhood Pub Application - 6505 Main Street
- Cl. 2: Dial-a-Dietitian - Grant Request
- Cl. 3: Neighbourhood Pub Application - 7161 Victoria Drive
- Cl. 4: Dissemination of Information to the Public
- Cl. 5: Vancouver Native Indian Friendship Centre

The Council took action as follows:

Clauses 1, 3 and 4

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in Clauses
1 and 3 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

Dial-a-Dietitian - Grant
Request (Clause 2)

MOVED by Ald. Rankin,

THAT the recommendation of the Committee contained in this
Clause be approved.

- CARRIED BY THE REQUIRED
MAJORITY

(Alderman Bowers opposed)

Vancouver Native Indian Friendship
Centre (Clause 5)

MOVED by Ald. Rankin,

THAT the resolution of the Committee contained in this Clause
be received for information and the recommendation of the Committee
contained in this Clause be approved.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee
on Finance & Administration,
March 13, 1975

Implications of the Provincial Budget
to the City of Vancouver (Clause 1)

MOVED by Ald. Volrich,

THAT the recommendation of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee on
Community Services, March 18, 1975

Neighbourhood Pub - 3681 West
4th Avenue (Clause 1)

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

Regular Council, March 18, 1975 15

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Allocation of Land for Highway Purposes (3282 William Street)

MOVED by Ald. Bird,
SECONDED by Ald. Volrich,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

West 2.5 feet of Lot 14, Block 5, E½ Section 25, Town of Hastings Suburban Lands, Plan 3653

(3282 William Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

THEREFORE BE IT RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

Notice of Motion was given of the following motion on March 11, 1975, and action was taken this day as follows:

2. Amendment to Procedure By-law

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,
THAT WHEREAS Aldermen may attend meetings of Standing Committees of which they are not members and may take part in discussion or debate by consent of a majority of the members of such Standing Committees;

AND WHEREAS, because of the Standing Committee system, all Aldermen are not members of all Standing Committees;

AND WHEREAS Aldermen, as elected representatives of the public, should be able to support their views on any subject before any Standing Committee and do so by right of vote within the said Committees;

THEREFORE BE IT RESOLVED THAT

- (a) Aldermen who are not members of particular Standing Committees be granted the right to attend meetings of such Committees and enter into debate without requiring the consent of such Standing Committees;
- (b) such Aldermen have a right to vote whilst so attending these meetings;
- (c) it be provided that whilst present, the Aldermen may be counted in arriving at a quorum;
- (d) the Procedure By-law be amended accordingly.

cont'd....

Regular Council, March 18, 1975 16

MOTIONS (cont'd)

Amendment to Procedure
By-law (continued)

The Council took action on the foregoing motion as follows:

Resolution (a)

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,

THAT Aldermen who are not members of particular Standing Committees be granted the right to attend meetings of such Committees and enter into debate without requiring the consent of such Standing Committees.

- CARRIED

(Alderman Harcourt opposed)

Resolutions (b) and (c)

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,

THAT such Aldermen have a right to vote whilst so attending these meetings and it be provided that whilst present, the Aldermen may be counted in arriving at a quorum.

- LOST

(Aldermen Bowers, Cowie, Harcourt, Marzari, Rankin,
Volrich and the Mayor opposed)

Resolution (d)

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,

THAT the appropriate amendments be made to the Procedure By-law.

- CARRIED

(Alderman Harcourt opposed)

MOVED by Ald. Boyce,
SECONDED by Ald. Kennedy,

THAT, wherever possible, Standing Committee meetings be held at separate times to permit those Aldermen who are not members of a particular Standing Committee to attend if they so wish.

- LOST

(Aldermen Bowers, Cowie, Harcourt, Marzari, Rankin,
Volrich and the Mayor opposed)

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Rankin, was recognized by the Chair:

1. Senior Government's Assistance
to Municipalities

MOVED by Ald. Rankin,

THAT WHEREAS City Council must finalize its budget and strike a mill rate for tax purposes by the end of April;

AND WHEREAS an important factor in the process is the extent of Provincial Government aid;

AND WHEREAS we recognize that the Provincial Government, by assuming several justice and welfare functions has relieved the City this year of approximately \$8 million in expenditures (\$18 per capita);

cont'd....

NOTICE OF MOTION (cont'd)

Senior Government's Assistance
to Municipalities (continued)

AND WHEREAS the present Provincial per capita grant of \$34 will be increased to \$35 only;

AND WHEREAS more aid to the extent of \$4.5 million is promised by the Premier of B.C. on the basis of his prediction that Ottawa will agree to an export price for natural gas of at least \$1.50 per thousand cubic feet over the present \$1.00 rate;

THEREFORE BE IT RESOLVED THAT

- (a) this Council supports the position of the B.C. Union of Municipalities calling on the Provincial Government to quickly guarantee the \$4.5 million this year to Vancouver, no matter what the outcome of the First Minister's Conference in Ottawa this April;
- (b) having received this guarantee from the Province, this Council strongly supports the position of the Provincial Government in asking Ottawa to authorize an increase in the export price of natural gas (1/3 to be shared with the municipalities) - preferably to the competitive price in the United States - \$2.00 per thousand cubic feet;
- (c) and finally, that this Council send along official observers to the April conference of First Ministers to lobby for this demand which, if consummated, would bring in a total of \$9 million to the City's coffers and thus eliminate the necessity to increase taxes on hard pressed homeowners and tenants.

(Notice)

The following Notice of Motion submitted by Alderman Volrich and seconded by Alderman Cowie, was recognized by the Chair:

2. Outdoor Burning

MOVED by Ald. Volrich,
SECONDED by Ald. Cowie,

THAT the Director of Legal Services be instructed to amend the Fire By-law to completely ban outdoor burning in the City of Vancouver.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Sweeney -
Vancouver City Planning
Commission Membership

referred to the newspaper article stating that Mrs. Marlene Hier had been illegally appointed to the Vancouver City Planning Commission. The Mayor advised that the Director of Legal Services is of the opinion that Mrs. Hier's appointment is invalid and therefore she is no longer a member of the Commission.

MOVED by Ald. Sweeney,
SECONDED by Ald. Kennedy,

THAT, in order to bring the membership of the Vancouver City Planning Commission up to strength, Council reconsider those names previously submitted for appointment to a two-year term.

- CARRIED

(Aldermen Bowers, Cowie and Marzari opposed)

- - - - -

The Council recessed at approximately 5:50 p.m. to reconvene in open session in the Council Chamber at 7:30 p.m.

- - - - -

Regular Council, March 18, 1975 18

The Council reconvened at approximately 7:30 p.m. in the Council Chamber with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Rankin, Sweeney and
Volrich

UNFINISHED BUSINESS & DELEGATIONS

1. Ice Rink:
Hastings East Area

Council on February 11, 1975, agreed to hear a delegation from the Hastings Community Association with respect to the provision of an ice rink in Hastings East.

Mr. J. Cork, Mr. D. Greenwell and another representative of the Hastings Community Association addressed Council on this matter. The delegation filed a brief and urged that first priority be given to the building of an ice rink when funds are available, further that all possible sources of funds for this project be explored by City Council in order to expedite the construction of this ice rink.

Reference was made to a previous motion of Council which stated that the matter of financing the Hastings Park ice rink be referred to the Standing Committee on Finance and Administration and this project be the first priority rink.

Park Commissioner George Wainborn indicated that designs for the Hastings ice rink have been prepared by the Park Board.

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,

THAT Council consider the construction of an ice rink in the Hastings East area to be a priority item in the 1976-80 Five Year Capital Plan;

FURTHER THAT the Park Board be requested to finalize design plans for this rink to permit an early start on construction should the Five Year Plan be approved.

- CARRIED UNANIMOUSLY

In response to a request from a member of the delegation, the Mayor agreed to request those members of Council on the P.N.E. Board to discuss with the Board the matter of harassment of spectators at the Hastings East Hockey Team games by P.N.E. staff particularly at Gate Two.

2. Hodson Manor
1254 West 7th Avenue

Council on February 18, 1975, when dealing with a report dated February 14, 1975, from the City Manager in connection with applications for rent or lease of Hodson Manor, deferred the following motion by Alderman Volrich so that interested organizations might appear before Council, if they so desire, at the next suitable meeting:

"THAT the Multi-Cultural Association of B.C., Folkfest and the Asian Arts Society, be permitted the joint use of Hodson Manor, subject to their ability to acquire Federal funding which will enable them to pay a reasonable rent for the use of the building;

FURTHER THAT the City Manager report back to Council on the matter of rental and any other conditions after consultation with the three organizations.

(Deferred) "

The following delegations addressed Council in support of their requests to use Hodson Manor:

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Hodson Manor
(continued)

- (a) The Chimo Place Society - Miss M. Neylan (Brief filed)
- (b) The Junior League of Vancouver - Mrs. Carol Tulk (Brief Filed)
- (c) The Spiritual Assembly of the Baha'I
of Vancouver - Mr. Lorne Murphy (Brief Filed)
- (d) Fairview Little People's Society & Fairview
Information Centre - Miss M. Bruce addressed Council on
behalf of both of these organizations and filed a brief
in support of their proposal.
- (e) The Golden Key Foundation - No delegation appeared on behalf
of this organization.
- (f) Multi-Cultural Assoc. of B.C. - Mr. S. Oosterhuis filed a
brief and, in addition, advised that a grant of \$60,000
has been approved in principle by the Secretary of State.
- (g) Federation of Canadian Artists - Mr. Bill Freeborn (Brief filed).

Mr. Dan Cornejo, Fairview Local Area Planner, addressed Council and referred to previous decisions of Council that Hodson Manor be used as a local area activity centre and supported the proposals by the Fairview Little People's Society and the Fairview Information Centre for use of this building.

Council noted a letter from the Community Planning Association withdrawing their request for use of Hodson Manor. The letter urged that a number of community groups be rented space in Hodson Manor.

Alderman Volrich requested and received permission to expand his deferred motion to read as follows:

MOVED by Ald. Volrich,

THAT the Multi-Cultural Association of B.C., Folkfest and the Asian Arts Society, be permitted the joint use of Hodson Manor, subject to their ability to acquire Federal funding which will enable them to pay a reasonable rent for the use of the building, and that local use of the facility be encouraged, including if possible, the allocation of space to the Fairview Information Centre;

FURTHER THAT the City Manager report back to Council on the matter of rental and any other conditions after consultation with the three organizations.

- LOST

(Aldermen Cowie, Harcourt, Kennedy, Marzari, Rankin
and Sweeney opposed)

MOVED by Ald. Kennedy,
SECONDED by Ald. Boyce,

THAT the Junior League of Vancouver be entrusted with management of Hodson Manor with one of the tenants being the Fairview Little People's Society and that the emphasis be on neighbourhood use of the building.

- LOST

(Aldermen Bird, Cowie, Harcourt, Marzari, Rankin, Sweeney,
Volrich and the Mayor opposed)

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Hodson Manor
(continued)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,

THAT the Fairview Little People's Society and the Fairview Information Centre be permitted the joint use of Hodson Manor and that the City Manager report back to Council on the management of the building, use of space surplus to these organizations, cost of furnishing the building and other relevant matters.

- LOST

(Aldermen Bird, Bowers, Boyce, Kennedy, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,

THAT the matter of use of Hodson Manor be referred to the City Manager to meet with representatives of the Multi-Cultural Association, Fairview Little People's Society and the Fairview Information Centre to discuss a viable solution to the occupancy of this building by these organizations for report back to Council.

- CARRIED

(Alderman Sweeney opposed)

3. 1975 Cultural Grants

Council on February 11, 1975, having considered a report of the Standing Committee on Finance and Administration dated January 30, 1975, on cultural grants, agreed that those organizations wishing to appeal the decision of Council on grants, be given an opportunity to do so.

Representations from the following organizations were heard this evening and Council took action as follows:

(a) Vancouver New Music Society

Ms. Phyllis Mailing addressed Council in support of the organization's request for an additional grant.

MOVED by Ald. Boyce,
SECONDED by Ald. Kennedy,

THAT an additional grant of \$500.00 to the Vancouver New Music Society be approved.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Volrich and the Mayor opposed)

(b) Vancouver Radio Orchestra

Mr. G. Zukerman addressed Council and filed a brief in support of the organization's request for a grant.

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,

THAT a grant of \$500.00 to Vancouver Radio Orchestra be approved.

- CARRIED BY THE REQUIRED
MAJORITY

(Aldermen Bird, Bowers and Volrich opposed)

cont'd....

Regular Council, March 18, 1975 21

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

1975 Cultural Grants
(continued)

(c) B.C. Boys' Choir

Mr. D. Forbes filed a brief and spoke in support of the Choir's request for additional funding. He indicated that the Choir's original grant request of \$10,000 is amended to \$5,000.

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,

THAT an additional grant of \$4,000 to the B.C. Boys' Choir be approved.

- LOST

(Aldermen Bird, Bowers, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Bowers,
SECONDED by Ald. Marzari,

THAT an additional grant of \$1,000 to the B.C. Boys' Choir be approved.

- CARRIED UNANIMOUSLY

(d) Vancouver Chamber Choir

Mr. Scott Andrews addressed Council and advised that his organization had amended its grant request of \$4,000 to \$2,500.

MOVED by Ald. Rankin,
SECONDED by Ald. Boyce,

THAT an additional grant of \$400.00 to the Vancouver Chamber Choir be approved.

- CARRIED BY THE REQUIRED
MAJORITY

(Alderman Volrich opposed)

(e) Vancouver Opera Association

Mr. B. Hanson addressed Council in support of the Association's request for a grant of \$5,000 towards children's matinees.

MOVED by Ald. Cowie,
SECONDED by Ald. Kennedy,

THAT an additional grant of \$2,500 to the Vancouver Opera Association be approved.

- LOST

(Aldermen Bird, Bowers, Marzari, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,

THAT an additional grant of \$1,000 to the Vancouver Opera Association towards children's matinees, be approved.

- CARRIED BY THE REQUIRED
MAJORITY

(Aldermen Bowers and Marzari opposed)

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

1975 Cultural Grants
(continued)

(f) Breadbakers Puppet Theatre

Miss Micki McCune filed a letter of support from a Japanese Film Director and urged Council to consider an additional grant to this organization.

MOVED by Ald. Marzari,
SECONDED by Ald. Harcourt,

THAT an additional grant of \$4,300 to the Breadbakers Puppet Theatre be approved.

- LOST

(Aldermen Bird, Bowers, Boyce, Kennedy, Rankin, Sweeney
and Volrich opposed)

MOVED by Ald. Kennedy,
SECONDED by Ald. Boyce,

THAT an additional grant of \$2,000 to the Breadbakers Puppet Theatre be approved.

- CARRIED BY THE REQUIRED
MAJORITY

(Alderman Volrich opposed)

- - - - -

The Council adjourned at approximately 10:25 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of March 18, 1975, adopted on March 25, 1975.

A. Phillips
MAYOR

B. D. Little
CITY CLERK

Manager's Report, March 14, 1975 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Road, East of Cassiar Street between Adanac Street and the Lane South of Adanac Street

The City Engineer reports as follows:

"On December 17, 1974, Council approved the sale of a site approximately 10.2 acres at Cassiar and Adanac Streets, to the Provincial Government for Co-operative Housing.

Closure of the abutting 20-foot road east of Cassiar Street, between Adanac Street and the lane south of Adanac Street is required before consolidation can be effected. This 20-foot road is surplus to the City's Highway requirements.

I RECOMMEND that the portion of road dedicated by the deposit of Plan 12251 abutting Lot A, Sections 26 and 27, T.H.S.L., Plan 12251 as shown outlined red on plan marginally numbered LF 7241 be closed, stopped up and title taken thereto subject to the following conditions:

(a) The closed portion of road to be subdivided with the adjacent lands in a manner satisfactory to the Approving Officer.

(b) When the property is sold, the City to retain a Public Utility right-of-way over the easterly 40 feet of the newly created site."

The City Manager RECOMMENDS that the foregoing be approved.

2. Sewer Reconstruction in Lane South of 12th Avenue between St. George and Carolina and on Carolina between L/S of 12th Avenue and L/S of 13th Avenue

The City Engineer reports as follows:

"The existing sewers in the lane south of 12th Avenue between St. George and Carolina and on Carolina between the lane south of 12th Avenue and the lane south of 13th Avenue are severely overloaded, causing flooding of basements in local homes during rainfall periods. These sewers, which were built in 1909, should be reconstructed in order to eliminate this flooding problem.

The estimated total cost of this construction work is \$70,000.

I RECOMMEND that the sum of \$70,000 be appropriated for this work from Sewers Capital Account 112/2001, 'Local Sewers for Champlain Heights Areas E & F'. These funds may be used as no sewer construction will be performed in Champlain Heights during the 1974 Capital Budget period."

The City Manager RECOMMENDS that the foregoing be approved.

3. Tender No. 751 - Curbs and Pavements on Sundry Streets

The City Engineer reports as follows:

"Tenders for curbs and pavements on sundry streets in the City of Vancouver were opened on February 3, 1975, and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of Tender No.751, the average unit prices for major items of work included in this tender, and a graph showing the Street Contracts Cost Index have been circulated to Council. These bids are unit priced based on quantity estimates supplied by this Department, and the total cost of the contract may vary according to actual quantities measured during construction.

On November 12, 1974, when considering a report by the City Engineer on sidewalk ramps, Council reaffirmed its May 28, 1974 decision 'that when the City of Vancouver, Engineering Department, is working on new curbing or recurbing in a residential area, sidewalk ramps be installed at that time'.

Manager's Report, March 14, 1975 (WORKS - 2)

Clause 3 Cont'd

Consequently, construction of sidewalk ramps, as part of this contract, is expected to cost approximately \$25,000.

This expense was not anticipated in the current Streets Capital Budget compiled prior to May, 1974.

The City Engineer RECOMMENDS that:

- (a) A contract be awarded to the low tenderer as follows:
Jack Cewe Limited,
General Contractors,
Post Office Box 1100,
1850 Hillside Avenue,
Coquitlam, B.C. V3J 6Z7

Construction of P.C. Concrete Curbs and Gutters,
Asphaltic Concrete Street Pavements and
Asphaltic Concrete Street Surfacing.
- (b) A contract satisfactory to the Director of Legal Services be entered into.
- (c) The bid bonds of the unsuccessful tenderers be returned.
- (d) Funds be made available from Supplementary Capital for the purpose of constructing sidewalk ramps."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

4. Tender No. 39-74-4 - Trucks

The City Engineer and the Purchasing Agent report as follows:

"Tenders for the above were opened on December 16, 1974 and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided from the Truck Plant Replacement Fund.

This report deals only with Items 14, 15 and 16.

Item No. 14 - 32,000 GVW Tilt Cab & Chassis

Ten bids were received.

We RECOMMEND acceptance of the lowest bid to meet specifications (Bid No. 1) from International Harvester Ltd. for six (6) only Model C01810B tilt cab and chassis at a total cost of \$78,512.37 (\$13,095.37 each less \$59.85 for one truck with a shorter wheelbase) plus 5% Provincial Sales Tax.

Item No. 15 - 49,000 GVW Conventional Cab & Chassis

Five bids were received.

We RECOMMEND acceptance of the lowest bid to meet specifications (Bid No. 1) from International Harvester Ltd. for one (1) only Model F2050A conventional cab and chassis at a total cost of \$20,392.51 plus 5% Provincial Sales Tax.

Item No. 16 - 47,000 GVW Tilt Cab & Chassis

Six bids were received.

Manager's Report, March 14, 1975 (WORKS - 3)

Clause 4 Cont'd

We RECOMMEND acceptance of the lowest bid to meet specifications (Bid No. 1) from International Harvester Ltd. for ten (10) only Model COF1950B tilt cabs and chassis at a total cost of \$213,430.90 (\$21,343.09 each) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

5. Tender No. 41-74-7 - Refuse Packer Bodies

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on January 13, 1975 and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the Office of the Purchasing Agent.

Funds for this purchase are provided from the Truck Plant Replacement Fund.

This report deals only with Item No. 1. Items 2 and 3 will be reported on at a later date.

Item No. 1 - Side Loading Refuse Packer Bodies

Two bids were received.

Bid No. 1 - Rollins Machinery Ltd. - \$14,500.00

This bid does not meet specifications for the following reasons:

- (a) a 24 cubic yard loading body is offered in lieu of the 29 cubic yard minimum specified;
- (b) a loading height in excess of 60 inches is offered in lieu of the maximum 48 inches specified;
- (c) the maximum legal payload which can be carried is 10,000 pounds in lieu of the minimum 14,000 pounds specified.

Bid No. 2 - F & F Equipment Ltd. - \$22,874.00

We RECOMMEND acceptance of the low bid to meet specifications (Bid No. 2) from F & F Equipment Ltd. for five (5) only side loading refuse bodies at a total cost of \$114,370.00 (\$22,874.00 each) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Point Grey Road Property Acquisition Program
2515 Point Grey Road

The Director of Planning reports as follows:

"On March 28, 1972, City Council requested that the Director of Planning report on any development permit applications in the Point Grey Road area.

Rhone & Iredale, Architects, have applied on behalf of A.E. Anderson for a development permit (#69394) to construct a single family dwelling on a vacant lot at 2515 Point Grey Road.

The Kitsilano Planning Committee was informed of this application and recommended that because this lot is outside the priority areas for acquisition and because other permits for new buildings and improvements to existing buildings have been issued in the recent past, this permit should be issued.

It is therefore recommended that unless City Council wish to purchase this property, Development Permit #69394 be issued as an outright use."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

2. Gastown Steam Clock

The Director of Planning reports as follows:

"At a meeting of the Water Street property owners and City staff on February 5, 1975, a proposal was presented to construct a steam clock for Gastown. Power for the steam clock will come from the Central Heat Distribution Co.'s main which was recently installed under Cambie Street. The idea arose as a means to mask the two rather large vent pipes coming from Central Heat's underground chamber at the north-west corner of Cambie and Water Streets.

The cost of the clock, which is estimated to be \$25,000 will be raised by private subscription. About \$13,000 of this has already been committed. There will be no capital cost to the City.

The Central Heat Distribution Co. has agreed to provide the steam power plant and a continuous supply of steam to run it. In addition, they have agreed to be responsible for the maintenance of the clock's power plant. The clock works and framing will be maintained by the Sculpture Studio (R.L. Saunders) and/or Gillett & Johnston (Croydon) Ltd.

The clock will be constructed to the satisfaction of the City Engineer in terms of strength, durability, vandal-proofing, etc.

It is proposed that once the clock has been constructed and installed, it will be dedicated to the City of Vancouver.

The Director of Planning recommends that Council approve in principle the acceptance of the Gastown Steam Clock, subject to satisfactory agreements regarding maintenance and liability being arranged and reported to Council, by the City Engineer and the Director of Legal Services."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

Manager's Report, March 14, 1975 (BUILDING - 2)

3. Gastown/Chinatown Designation By-law

The Director of Planning and Director of Legal Services report as follows:

"At the Special Council meeting of December 5, 1974, regarding designation of Heritage Buildings, the following motion was carried:

'THAT the buildings, lands and structures as described in the HA-1 and HA-2 Zoning amendment areas, with the exception of Lot 25 of Block 17, be designated as heritage buildings, lands and structures, as the case may be, and that the Director of Legal Services prepare and submit to Council the necessary By-law to so designate;

FURTHER THAT the Director of Permits and Licenses be authorized to withhold any demolition permits applied for, or which may be applied for, with respect to the proposed designations, pending the enactment of the said By-law.'

The Director of Legal Services is concerned that there may be some technical problems with the designation of areas, like Gastown or Chinatown, under the City's Charter as it stands at present. He has not, therefore, put forward the necessary By-laws for these areas. Because new legislation is required to adequately protect the area it may be a year before a designation by-law can be adopted. For this reason it is recommended that:

- a) The City request the Province to maintain the Provincial Designation until amendments can be made to the City Charter to protect the area.
- b) The City begin procedures to obtain the necessary amendment to protect historic areas."

The City Manager RECOMMENDS that the report of the Director of Planning and Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 390-1

FINANCE MATTERS

A-7

RECOMMENDATION

1. Britannia Community Services Centre - Constitution

The Director of Planning reports as follows:

"In July last year, the Standing Committee of Council on Community Development reviewed a draft Constitution for the Britannia Centre Society, the organization responsible for administration of Britannia. The Committee disagreed with parts of the Constitution and it was left with the Chairman (Alderman Volrich) and the Executive Director of the Society (Michael Clague) to make changes. Changes have now been agreed to by the Chairman of the Community Development Committee and the members of the Britannia Planning Advisory Committee. The latter Committee acted as an interim management body pending legal incorporation of the Britannia Centre Society.

Due to an oversight, the Constitution was never formally ratified by Council although it was registered in Victoria by the Britannia Planning Advisory Committee. Since Agreements for operation of the Centre are now being worked out by Britannia Centre Society, School Board, Parks Board and City officials, it is important for Council to approve the Constitution formally.

Accordingly, it is recommended that Council approve the Constitution for the Britannia Centre Society which was discussed in July, 1974, with the Standing Committee on Community Development, later revised and approved by the Chairman of the Standing Committee. Copies of the Constitution are available in the City Clerk's office for those Aldermen who wish to study it."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

2. Renewal of Existing Leases for Highways

The Director of Legal Services reports as follows:

"On October 24, 1972, Vancouver City Council passed the following resolution:

'Renewal of Existing Leases of Highway

That the authority for renewal of existing leases be delegated to the Corporation Counsel and City Engineer, the rental to be in accordance with the recommendation of the Supervisor of Property and Insurance and to be reviewed every five years.'

It is now recommended that the 1972 resolution be rescinded and that the authority for renewal of existing leases of highways be delegated to the Director of Legal Services and the City Engineer, with the rental to be in accordance with the recommendation of the Supervisor of Property and Insurance and the rent to be reviewed periodically as recommended by the Supervisor of Property and Insurance. Provided, however, that such rent review shall not be more frequent than every twelve months nor less frequent than every five years. And provided further, however, that in the case of month-to-month leases the rent shall be reviewed as frequently as the Supervisor of Property and Insurance recommends."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

3. Investment Matters (Various Funds) December 1974

The Director of Finance reports as follows:

- " (a) Security Transactions during the month of December 1974.
(b) Summary of Securities held by the General and Capital Accounts.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

te	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	<u>Chartered Bank Deposit Receipts and Government Notes</u>					
74						
c	2 Toronto Dominion Bank	Dec 5/74	\$ 998,687.75	\$ 997,847.10	3	10.25
	Bank of B.C.	Dec 6/74	1,001,041.10	1,000,000.00	4	9.50
	5 Royal Bank of Canada	Dec 9/74	2,502,945.21	2,500,000.00	4	10.75
	Bank of B.C.					
	Bank of Nova Scotia					
	B.C. Hydro & Power					
	B.C.R. Parity Bonds					
	6 B.C. Hydro & Power	Jan 31/75	1,016,355.07	1,000,000.00	56	10.66
	9 Imnat Ltd. (Guaranteed by Banque Can. Nat.)	Jan 15/75	2,500,000.00	2,473,050.00	37	10.75
	11 Bank of B.C.	Jan 15/75	1,009,991.78	1,000,000.00	35	10.42
	16 Mercantile Bank of Can.	Feb 28/75	1,000,000.00	979,292.00	74	10.43
	Banque Can. Nationale	Mar 14/75	2,000,000.00	1,952,000.00	88	10.20
	Mercantile Bank of Can.	Feb 14/75	1,993,709.72	1,960,040.00	60	10.45
	Mercantile Bank of Can.	Feb 17/75	2,494,241.53	2,450,050.00	63	10.45
	Bank of Nova Scotia	Dec 24/74	1,000,000.00	997,760.00	8	10.25
	Banque Can. Nationale	Mar 3/75	1,500,000.00	1,468,125.00	77	10.29
	Banque Can. Nationale	Mar 14/75	2,500,000.00	2,439,475.00	88	10.29
	Imnat Ltd. (Guaranteed by Banque Can. Nat.)	Feb 24/75	509,948.63	500,000.00	70	10.375
	Quebec Hydro Elec. Comm.	Dec 23/74	1,000,000.00	998,038.00	7	10.25
	17 Mercantile Bank of Can.	Dec 20/74	1,000,842.47	1,000,000.00	3	10.25
	19 Bank of B.C.	Dec 30/74	1,504,294.52	1,500,000.00	11	9.50
	20 Bank of B.C.	Jan 13/75	503,123.29	500,000.00	24	9.50
	23 Bank of B.C.	Jan 13/75	754,172.67	750,000.00	21	9.67
	24 Bank of Montreal	Dec 27/74	1,500,801.37	1,500,000.00	3	6.50
	Bank of Montreal	Dec 27/74	750,400.68	750,000.00	3	6.50
	27 Toronto Dominion Bank	Jan 6/75	2,004,109.59	2,000,000.00	10	7.50
	Toronto Dominion Bank	Dec 30/74	1,000,616.44	1,000,000.00	3	7.50
	30 Mercantile Bank of Can.	Jan 8/75	750,000.00	748,105.50	9	10.27
	31 Mercantile Bank of Can.	Jan 7/75	984,638.14	982,744.00	7	10.05
	Mercantile Bank of Can.	Jan 7/75	986,693.09	984,795.00	7	10.05
	Mercantile Bank of Can.	Jan 20/75	1,498,297.29	1,490,254.00	20	9.85
			<u>\$36,264,910.34</u>	<u>\$35,921,575.60</u>		

SINKING FUND TRANSACTIONS (PURCHASES)

ate 974	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %	
	<u>Debentures</u>							
ec	2	City of Van.-6 %	June 15/80	\$ 9,000.00	\$86.75	\$ 7,807.50	5/6	9.10
		City of Van.-8 %	Apr 2/93	15,000.00	80.50	12,075.00	18/4	10.40
	3	City of Van.-5½%	Mar 1/75	25,000.00	99.08	24,770.00	-/88	9.00
	10	City of Van.-6¼%	Apr 15/80	1,000.00	88.10	881.00	5/4	9.10
	12	City of Van.-6 %	June 15/80	5,000.00	86.375	4,318.75	5/6	9.20
		City of Van.-5 %	Oct 15/77	1,000.00	91.50	915.00	2/10	9.20
	16	City of Van.-5½%	May 1/78	50,000.00	88.42	44,210.00	3/4	9.05
		City of Van.-6 %	June 15/80	50,000.00	86.75	43,375.00	5/6	9.12
		City of Van.-9¼%	Sept 1/90	10,000.00	91.55	9,155.00	15/8½	10.35
	18	City of Van.-6 %	June 15/80	25,000.00	87.21	21,802.50	5/6	9.00
		City of Van.-5 %	May 1/78	1,000.00	88.57	885.70	3/4	9.00
	23	City of Van.-5 %	May 1/78	117,000.00	88.84	103,942.80	3/4	8.90
			<u>\$309,000.00</u>		<u>\$274,138.25</u>			

Cont'd...

Clause No. 3 Continued:

Chartered Bank Deposit Receipts and Government Notes					Term Days	
Dec 2	Bank of Nova Scotia	Dec 3/74	\$1,000,291.78	\$1,000,000.00	1	10.65
3	Provincial Bank	Apr 16/75	1,039,098.65	1,000,000.00	134	10.65
16	Toronto Dominion Bank	Apr 3/75	2,177,904.25	2,100,000.00	135	10.03
			<u>\$4,217,294.68</u>	<u>\$4,100,000.00</u>		
			<u>\$4,526,294.68</u>	<u>\$4,374,138.25</u>		

CEMETERY PERPETUAL MAINTENANCE FUND (PURCHASES)

Date 1974	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Mos/Yrs	Annual Yield %
Dec 16	City of Van.-10%	Dec 16/94	<u>\$9,000.00</u>	\$97.50	<u>\$8,775.00</u>	20/-	10.30

(b) SUMMARY OF SECURITIES HELD IN
GENERAL AND CAPITAL ACCOUNTS
ONLY AS AT DECEMBER 31, 1974

Type of Security	Par or Maturity Value	Cash or Book Value
<u>Short Term</u>		
Chartered Banks Deposit Deposit Receipts and Government Notes	\$37,973,066.88	\$36,151,781.63 "

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for December 1974 be approved.

4. Parking Meter Rates

The City Engineer reports as follows:

"In accordance with the Parking Meter By-law Number 2952, parking meters in the City of Vancouver are limited to the downtown area. At the present time, meters are installed from Gore Avenue on the east to Jervis Street on the west and as far south as Drake Street.

Parking meter rates are currently established at either twenty cents per hour or ten cents per hour. As shown in Attachment I, the higher rates are in effect in an area generally bounded by Carrall Street on the east, Thurlow Street on the west and Robson Street on the south. While these rates were adequate at the time they were established, the off-streets rates have since increased considerably. In order to maintain a proper relationship between off-street and on-street rates, and to keep on-street rates consistent with general inflation and increasing costs, a meter rate increase is required.

We believe three sets of meter rates in the downtown are appropriate, as shown in Attachment II. The highest rate (40 cents per hour) would prevail in the central core area, the middle rate (20 cents per hour) through Gastown and within one block of the central area and Granville Mall, and the present rate of 10 cents per hour in the balance of the downtown.

Clause No. 4 Continued:

- Area "A" The proposed high rate area is as follows:
- (a) The area bounded by Thurlow Street, Robson Street, Seymour Street and the Waterfront inclusive.
 - (b) Robson Street from Bute Street to Thurlow Street.
 - (c) Thurlow Street from Haro Street to Robson Street.
- Area "B" The middle rate of 20 cents per hour would be instituted in the following area:
- (a) The area bounded by Carrall Street, Pender Street, Richards Street to Robson Street and Robson Street from Richards to Seymour. This area is currently metered at 20 cents per hour.
 - (b) The continuation along Richards Street to Smithe Street; Smithe Street from Richards Street to Seymour Street; Seymour Street from Smithe Street to Helmcken Street; Helmcken Street from Seymour Street to Howe Street; Howe Street from Helmcken to Smithe Street; Smithe Street from Howe Street to Thurlow Street.
 - (c) The area bounded by Thurlow Street, Robson Street and Jervis Street and the Waterfront except Thurlow Street and Robson Street from Bute Street to Thurlow Street which are metered at the higher rate and Jervis Street which is not metered.
 - (d) Bute Street from Robson Street to Haro Street.
 - (e) Granville Street from Davie Street to Helmcken Street.
- Area "C" The balance of the downtown area which is currently metered at 10 cents per hour will remain at the low rate. The general boundaries are Gore Street, Keefer Street, Beatty Street to Robson Street, Homer Street to Helmcken Street, north of Drake Street on Granville and Seymour and the block around the B.C. Hydro Building.

The principal purpose of the revised rates is to increase the turnover of automobiles from the on-street parking inventory. A further report on the extension of the meter area, to control parking turnover in areas on the fringes of the present metered area, will be forwarded to Council shortly.

The proposed changes will generate additional revenue of about \$6,500 per month. The "once off" cost of meter conversion is estimated at \$5,000.00. There will be no recurring cost as a result of this conversion, so the net annual increase in meter revenue will be in the order of \$78,000 per year. These funds will be applied to either the Traffic Signal Reserves or the Parking Sites Reserves in accordance with the past practice, in whatever proportions Council chooses in any given year. These changes should be effective as soon as possible and will be controlled by the delivery of parts. The Director of Finance has reviewed this report and concurs with it.

I RECOMMEND that: -

- a) Parking meter rates in the downtown area of the City of Vancouver be adjusted as follows: -
 - (i) Area "A" - 40 cents per hour
 - (ii) Area "B" - 20 cents per hour
 - (iii) Area "C" - 10 cents per hour
- b) That \$5,000 be appropriated from the Parking Meter Replacement Reserve to provide the necessary funds for this conversion.

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer be **approved**.

5. Consultant's Study on Betterment Levy

The Director of Finance has submitted the following report:

"Introduction

On May 7, 1974, Council, on the recommendation of the Finance and Administration Committee, approved the hiring of consultants to study two areas of taxation policy.

Cont'd...

Clause No. 5 Continued:

The first area of study was the feasibility of a parking tax as a tool to control the vehicular congestion in the downtown core. The parking tax study was received by City Council on February 11, 1975 and was referred to the Finance and Administration Committee, with a recommendation that staff report on the study.

The second area of study was the feasibility of a 'value-added tax' or 'betterment levy' on property value increments realized as a result of rezoning by the City. Under the direction of Professor Michael Goldberg of the Faculty of Commerce and Business Administration, Mr. Kenneth Tunnicliffe was hired to undertake this study for the City. The results of this study have now been received and the study, which is entitled 'The Effect of Rezoning on Property Values in the City of Vancouver' is attached to this report.

Recommendation

It is RECOMMENDED that the betterment levy study be received by City Council, referred to the Finance and Administration Committee, and that the Departments of Finance, Law and Planning be directed to analyze the study for report back to the Committee."

The City Manager RECOMMENDS approval of the above recommendation of the Director of Finance.

RECOMMENDATION/CONSIDERATION6. Display of Canadian Cancer Society Flags

The City Engineer reports as follows:

"A letter has been received from the Canadian Cancer Society pointing out that the month of April has been proclaimed Cancer month in Canada and requesting permission to fly Canadian Cancer Society flags on the City's six flag islands during that month. It is requested also that the cost to install and later remove the flags be borne by the City.

City staff could perform the labour, and the estimated cost is \$500.

I RECOMMEND that:

- (a) permission be given to install flags on the six flag islands, during the month of April 1975.
- (b) I submit for COUNCILS CONSIDERATION the request from the Canadian Cancer Society for a GRANT from the City to cover the costs of installing and removing the flags (estimated \$500)."

The City Manager RECOMMENDS approval of recommendation (a) and submits recommendation (b) for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 391-2

PERSONNEL MATTERS

RECOMMENDATION

- 1. Canadian Standards Association -
Electrical Code Meeting

The Director of Permits and Licenses reports as follows:

"The approved Roster of Conferences for the Department of Permits and Licenses provides for the attendance of Mr. G.W. Brand, the Chief Electrical Inspector in this Department, to two C.S.A. Electrical Code Meetings per year.

As a result of an extremely heavy agenda of the 54th C.S.A. Part I Meeting of the Canadian Electrical Code, it has been found necessary to call a third meeting in 1975 in order to complete the unfinished revisions for the 1975 addition of the Electrical Code.

Mr. G.W. Brand represents the City of Vancouver on the Canadian Electrical Code Committee and is also Chairman of the Section 12 Subcommittee of the Code, and as such his attendance at these meetings is considered essential.

The Meeting is to be held in the City of Edmonton, sometime in June 1975 (precise dates not available). The cost to the City is estimated at \$175 (C.S.A. pays for Air Transportation), therefore, it is

RECOMMENDED that Council approve the attendance of Mr. G. W. Brand to a third C.S.A. Meeting to be held in June 1975 at an estimated cost of \$175.

That he be granted four (4) days leave of absence with pay for this purpose.

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

CONSIDERATION

- 2. Leave of Absence - Mrs. A.I. Derby
Plan Checking Assistant I

The Director of Permits and Licenses reports as follows:

"His Excellency The Governor General In Council, on the recommendation of the Minister of National Health and Welfare, has appointed Mrs. A.I. Derby to be a member of the Canada Pension Plan Advisory Committee. Such appointment to terminate October 12th, 1975.

Two meetings have been scheduled to be held in Ottawa, Ontario on May 8th and 9th and October 2nd and 3rd of this year.

In each case, Mrs. Derby will be required to be absent from her duties one day prior to the Meeting to allow travelling time.

The Director of Personnel Services advises that there are no provisions in the Personnel Regulations to cover the leave of absence requested and for this reason, the following request of Mrs. Derby is placed before City Council for CONSIDERATION

'Leave of Absence with pay on May 7th, 8th and 9th and October 1st, 2nd and 3rd to permit the attendance of Mrs. Derby in Ottawa, Ontario at a Meeting of the Canada Pension Plan Advisory Committee.'

Manager's Report, March 14, 1975.....(PERSONNEL - 2)

Clause #2 (Cont'd)

Council is advised that favorable consideration has been given to similar requests of Mrs. Derby in 1974."

The City Manager submits the foregoing report of the Director of Permits and Licenses for CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 312

A-9

Manager's Report, March 14, 1975 (PROPERTIES - 1)

PROPERTY MATTERS

CONSIDERATION

1. Extension of Lease and Installation of Sprinkler System - Villa Cathay Care Home: Lot 2, Block 49 & 50, D.L. 181; Known as 236 Campbell Avenue

The Supervisor of Property & Insurance reports as follows:-

"On January 6th, 1975, the Fire Warden issued an order to the Supervisor of Property & Insurance to make certain improvements to the above premises within 90 days including installation of a sprinkler system or to vacate the premises. The Supervisor of Property and Insurance appealed the order to the Provincial Fire Marshall on the grounds that the building would be vacated in the near future, and subsequently demolished.

Subsequent to the above, the Villa Cathay Care Home Society, who are the tenants under a month-to-month lease expiring April 30, 1975, have requested an extension of the lease to April 30th, 1976.

Historic Reference:

The subject property was purchased from the Missionary Sisters of the Immaculate Conception by Resolution of Council, October 11th, 1966, in connection with Redevelopment Project II (Area A-5). It consists of a two storey and basement, hospital-type building, which has been operated as a boarding and/or nursing home for elderly men of oriental ancestry since its construction in 1928.

The majority of the properties acquired by the Partnership in this area were improved with residential dwellings and the primary purpose of redevelopment was to acquire and clear all residential and a few sub-standard industrial improvements to permit consolidation, and/or resubdivision, and sale of parcels for new industrial development in accordance with the overall redevelopment scheme and the industrial zoning.

In addition to the overall concept of redevelopment to industrial use, the subject and adjoining property are affected by plans for a Powell Street overpass of the Burlington Northern Railway which will require the dedication of a substantial strip of land from these properties. A Building line for this purpose was established February 3rd, 1970.

The subject property adjoins property acquired by the Partnership subject to an existing lease to Active Trading Ltd. and at the time of purchase of 236 Campbell Avenue the City and representatives of the two senior Governments agreed that the improvements could remain until the lease to Active Trading Ltd. expired on April 30th, 1975, so that the properties could be jointly redeveloped.

Following purchase of the property, the representatives of the three levels of Government agreed to lease the property back to the "Sisters" so that the elderly residents would continue to be cared for while the Department of Welfare and Rehabilitation gradually relocated them in suitable alternate accomodation, or until the lease on the adjoining property expired on April 30th, 1975.

Gradual relocation proved unworkable and it became obvious that an alternate building would be required to which all residents could be moved at one time. To meet this requirement, the City, by Resolution dated October 22nd, 1974, agreed to sell a parcel situated at the S.W. Corner of Union and Raymur Street to the Villa Cathay Society for development of a personal care home. The Villa Cathay Society succeeded the "Sisters" and are the present operators of the home. Present rent is \$675.00 per month paid directly to the City by the Provincial Department of Human Resources.

Cont'd . . .

Manager's Report, March 14, 1975 (PROPERTIES - 2)

Clause #1 continued:

Because of legal technicalities the City has not yet been able to convey title to the Society and the development of a new facility by the Society cannot be completed by the lease expiration date of April 30th, 1975. As there are no apparent alternatives for the care of the approximately 40 residents, it would appear that the present "Home" will have to be maintained temporarily until a new facility is available.

The minor repairs and alterations ordered by the Fire Warden are being completed but it is estimated that installation of a sprinkler system may cost between \$15,000.00 and \$20,000.00. In view of the temporary nature of the subject improvements any large expenditure will not be recoverable.

The following is, therefore, submitted for Council consideration:

Extension of the lease on Lot 2, Block 49 & 50, D.L. 181, known as 236 Campbell Avenue to the Villa Cathay Care Home Society on a month-to-month basis at a monthly rental of \$675.00.

If the foregoing is approved, then Council may wish to await the result of the appeal to the Provincial Fire Marshall before instructing the Supervisor of Property & Insurance as to what action should be taken regarding installation of a sprinkler system."

The City Manager submits the foregoing report of the Supervisor of Property & Insurance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 392

REPORT TO COUNCIL

I

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

March 4, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Tuesday, March 4, 1975, in the No.1 Committee Room, third floor, City Hall, at approximately 4:40 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

CLERK: M. Cross

RECOMMENDATION

1. Western Outboard - Area 10 - False Creek

On January 30, 1975, the Committee recommended:

"THAT representatives of Western Outboard meet with and present their development plans to the Development Consultant, the Director of Planning, Director of Legal Services and Supervisor of Property & Insurance in order to negotiate a compromise between the 1.3 acres of water approved by Council and the 2.88 acres now requested by Western Outboard; the results to be reported back to the Committee in two weeks."

The matter was not fully resolved and representatives of Western Outboard requested to appear before the Committee. Mr. E. D. Sutcliffe, False Creek Project Manager, introduced Messrs. E. Paul and W. McPherson of Western Outboard and Mr. Henriquez of Henriquez & Todd, Architects.

The Committee considered a report of the City Manager dated February 27, 1975, wherein the False Creek Project Manager and the Director of Planning listed the following alternatives; which were discussed with Western Outboard:

- (a) In view of Western Outboard's proposed design concept of a public walkway over the water, the Project Manager and the Director of Planning are prepared to recommend a water area of 2 acres for approximately 100 boats. Western Outboard said they would need more than 2 acres to be economic in the long term and again requested 2.88 acres.
- (b) Western Outboard could be granted a smaller water area as, for example, the 1.3 acres already approved by Council, with the understanding that they would be free to apply for a larger water area at a later date, based on the requirements of their expanded business and in the light of on-going land developments in the remainder of Area 10. Western Outboard pointed out that there would be no guarantee that application for more water area would automatically be approved by the City and therefore, they could not agree to such a proposal.
- (c) Western Outboard could put their case again directly to the Planning and Development Committee with their request for 2.88 acres of water area supported by the design concept developed by Henriquez and Todd, and by an economic analysis demonstrating a need for that much water. In this case, the Project Manager and the Senior Planner for False Creek advised Western Outboard that they could not support their request for this much water, but would arrange for such a discussion with the Committee.

Standing Committee of Council on
Planning & Development 2
March 4, 1975

Clause No.1 (continued)

Mr. Henriquez indicated on the model of the development the proposed design concept of a public walkway over the water. Mr. Sutcliffe advised that both he and the Senior Planner for False Creek, Mr. Lee Coe, found the proposed design concept acceptable in principle, except insofar as the amount of water area is concerned.

If the Western Outboard design is accepted, the City's present seawall would need to be adjusted to accommodate the access ramp. The City Engineer advised that the piling is completed. The seawall construction is scheduled to be completed by May 31st, 1975, and no extension of the Winter Works Programme is possible.

The Committee discussed at length the amount of water to be leased to Western Outboard and

RECOMMENDED

THAT Western Outboard be granted a lease of a total of 2.3 acres of water, including City-owned water; the City would support an application by Western Outboard for a lease of the balance of the 2.3 acres from other levels of government.

FURTHER THAT the matter of the designation of the 2.3 acres of water be referred to the city officials to work out with Western Outboard.

(Aldermen Bowers and Kennedy wished to be recorded as voting against the above)

Discussion followed with respect to the design proposal and its effect on the realignment on the seawall.

The Committee

RECOMMENDED

THAT in the negotiations for the City-owned water, there be an understanding that the realignment of the walkway proposed by Western Outboard will be carried out and maintained at their expense.

The meeting adjourned at approximately at 6:00 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

March 4, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Tuesday, March 4, 1975, in the Council Chamber, third floor, City Hall, at approximately 7:30 p.m.

PRESENT: Alderman Bowers, Chairman
 Alderman Bird
 Alderman Cowie
 Alderman Harcourt
 Alderman Kennedy

ALSO
PRESENT: Alderman Boyce
 Alderman Marzari

CLERK: M. Cross

.

RECOMMENDATION

1. Fairview Slopes

The Committee considered the report of the Director of Planning and a summary report of the City Manager both dated February 25, 1975 (copies circulated), with respect to Fairview Area Planning.

Mr. Dan Cornejo, Fairview Area Planner, advised that the purpose of the report was to provide information and make recommendations on

- (i) the appropriate form and level of community involvement in the planning of Fairview, especially the Fairview Slopes
- (ii) an analysis of the Sussex Group report and the public reaction to it, and the brief from the Fairview Resident Owners' Association
- (iii) the Interim Development Control Guidelines adopted by the Technical Planning Board for dealing with conditional uses in the CRM-2 and CRM-3 zones.

There continues to be strong interest among the three citizens groups i.e. Fairview Residents' Association and Community Action Society, Fairview Resident Owners' Association and Fairview Property Owners' Association as to the appropriate course the planning and development of Fairview should take.

Mr. Cornejo reviewed the conclusions of the economic study "Fairview Slopes the Feasibility of Preservation" undertaken by the Sussex Group as well as the Planning Department's analysis of the study. The Planning Department does not believe that a neighbourhood-wide programme of rehabilitation should be undertaken as recommended by the Sussex Group, but feels that the physical character of the residential buildings on the Slopes could be preserved through

- incentives and compensation to property owners for historical restoration
- amendment to the guidelines applying to conditional uses in CRM-2 and CRM-3 zones to simplify procedures for rehabilitation and to encourage developers to preserve buildings of architectural or historic merit as part of their development

Standing Committee of Council on
Planning & Development 2
March 4, 1975

Clause No.1 (continued)

- pilot project of rehabilitation and infill

Mr. Cornejo asked the Committee to request Council to re-affirm its endorsement of the establishment of the Fairview Planning Committee.

Mr. R. Youngberg, Associate Director, Area Planning, discussed the Planning Department's recommendations with the Committee stating that with the endorsement of the Fairview Planning Committee (Recommendation 1) the Planning and Development Committee should allow six months to bring forward the Fairview Planning Programme together with a firm set of regulations for the Fairview Slopes. If Recommendation 4 is approved, neighbourhood improvement programme funds could be used as well as the proposed write-down provisions under the National Housing Act to provide lower and medium income housing in the Fairview Slopes.

With respect to Recommendation 5 the pilot project of rehabilitation, addition and infill should be approved in principle as a basis for a possible city-wide programme.

Mr. Youngberg stated that the Planning Department would like to withdraw Recommendations 2 and 3 and the Interim Control Guidelines. The Planning Department is concerned with the 100% commercial use in existing buildings preserved because of historic merit and commercial use along the south side of 6th Avenue. Mr. Youngberg stated that the present guidelines could be used for the next six months while a plan and guidelines for the Fairview Slopes was in preparation.

The Chairman asked the members of the three citizens groups for their comments.

Mr. S. Portner, representing the Fairview Residents Association and Community Action Society, indicated that their association was not that large. Some of them who had worked to get local area planning in the Fairview Slopes were forming a co-operative society as a means to assure their continued residence in the Fairview Slopes. He stated that the Fairview Planning Committee should be established as soon as possible.

Mr. R. Tallentire, presented a brief on behalf of the Fairview Resident Owners' Association (copy circulated) supporting the idea of a Fairview Planning Committee and the pilot project for infill.

Mr. W. Rhone, representing the Fairview Property Owners' Association stated that the Fairview Planning Committee should be established as soon as possible. The Fairview Planning Owners' Association are people who want to develop their property but the development had been held up because of an unofficial freeze on the development of the Fairview Slopes. Mr. Rhone was concerned that the Interim Guidelines had been withdrawn by the Planning Department as he felt they would have allowed a number of projects on the Slopes to go ahead.

The Committee and members of the audience discussed the formation of the Fairview Planning Committee and the Interim Control Guidelines.

The Director of Planning was requested to explain his reasoning for withdrawing the guidelines at the "11th Hour".

Mr. Spaxman reiterated the concerns expressed previously by Mr. Youngberg with respect to the 100% commercial use in historic buildings and on the south side of 6th Avenue. He stated that there was **no** way of knowing how many buildings would be designated historic buildings by the Vancouver Heritage Advisory Committee and if there were a fair number of them, most of the slopes could become commercial. As far as 6th Avenue is concerned, Mr. Spaxman

cont'd ...

Standing Committee of Council on
Planning & Development 3
March 4, 1975

Clause No.1 (continued)

stated that perhaps this should not even be residential; they would have to take another look to see if it could be used as a buffer strip from the noise generated by 6th Avenue traffic.

After discussion, the Committee

RECOMMENDED

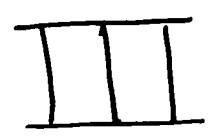
- (a) THAT the Director of Planning be instructed to bring back revised Interim Control Guidelines to the Planning and Development Committee in 16 days.
- (b) THAT Council re-affirm its endorsement of the establishment of a Fairview Planning Committee under the auspices of the Planning and Development Committee; and instruct the Director of Planning to report back with detailed terms of reference for the Fairview Planning Programme; the three citizens groups and other interested persons in the Fairview Slopes to be requested to submit nominees for membership on the Fairview Planning Committee to the Standing Committee on Planning and Development.
- (c) THAT Council approve in principle the use of existing City-owned land, excluding lots to be used for the Land Bridge at the foot of Laurel Street, and some other possible acquisitions through the 1975 Neighbourhood Improvement Programme Site Clearance Fund and the proposed write-down provisions under the National Housing Act to provide lower and medium income housing sites in the Fairview Slopes.
- (d) THAT a pilot project of rehabilitation, addition and infill in the Fairview Slopes be approved in principle to demonstrate, for future use on a City-wide basis, the construction and financial techniques required for this form of development; the Director of Planning to report back in two months the details on such project(s).

Alderman Kennedy wished to be recorded as voting against Recommendations (b), (c) and (d) above.

The meeting adjourned at approximately 10:10 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 397



REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

March 6, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, March 6, 1975, at 1:30 p.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

ALSO
PRESENT: Alderman Kennedy

CLERK: R. Demofsky

The Minutes of the meeting of February 13, 1975, were adopted.

RECOMMENDATIONS:

1. Greenpeace

The Committee considered two letters from the Greenpeace Foundation. These letters, which are on file in the City Clerk's Office, advised that:

"On April 27--less than two months from now--the Greenpeace V will set sail from Vancouver, bound for the North Pacific. Unlike previous Greenpeace voyages, this one will not be setting out to blockade a nuclear test. Our objective, instead, will be to try to save the world's dwindling population of whales, specifically the Sperm whales, which are described by scientific authorities as being in 'grave danger.' "

Mr. B. Hunter, President of the Greenpeace Foundation, advised that:

"(1) The purpose of the Greenpeace send-off is twofold.

- (a) To show that our campaign for a ten-year moratorium on whaling has wide-spread support and sympathy;
- (b) To give people a chance to express this sympathy in a peaceful, pleasant setting, stripped of any negative feelings; we are not planning a protest against any particular nation. Rather, we are simply in favor of letting the whales endure, as they have for ages, and letting people express this positive desire.

(2) We envision a "Week of the Whale," the purpose of which will be to educate and inform citizens about the Greenpeace undertaking, so as to minimize confusion and avoid the development of any negative feelings toward Japanese or Russian people. Our concern is to clarify the problems presented by whaling without producing any harsh feelings within the community.

The week will start with an old-time vaudeville show at the Orpheum Theatre followed by a dance at the Commodore Ballroom, on or about April 17. A continuing education program will be brought to schools throughout

Cont'd . . .

the Greater Vancouver area, beginning April 1. Our concern is to avoid stereotyped images and instead concentrate on facts and figures. Our intention is to conduct our entire campaign in an atmosphere of calm consideration with the emphasis on an appreciation of the natural world, rather than any strident rabble-rousing. Our concern is to head off any hostile feelings before they can develop.

- (3) For the send-off of the Greenpeace V on April 27, we are suggesting the use of the Jericho park site. The reasons are:

- (a) Large area with a variety of landscape and buildings;
- (b) Access to the ocean;
- (c) Close to public transportation and parking;
- (d) A beautiful background of mountains and sea.

- (4) On April 27, the whale theme will characterize all activities and preparations. We are asking several organizations and groups to take part.

- (5) The area will be decorated along the line of early British Columbia architecture, featuring arches, fir and spruce boughs and bunting. We will establish the feel and atmosphere of an early pioneer picnic.

We are not seeking out name-star attractions. Our aim is to create a friendly, hospitable atmosphere wherein people from all walks of life can come for a celebration of our mutual desire for a healthy and varied environment that will allow the continuation of creatures, such as the whales, which might otherwise be exterminated."

RECOMMENDED,

THAT Council approve in principle the Greenpeace Foundation program to preserve the world's dwindling population of whales, specifically Sperm whales, and encourage the Park Board to assist the Greenpeace Foundation in every way possible.

2. Kitsilano RM-3A Survey

The Committee considered a Manager's report dated February 6, 1975, regarding the above noted matter. The report, which is on file in the City Clerk's Office, stated in part:

"The Director of Social Planning REPORTS AND RECOMMENDS:

The Chairman of the Housing & Environment Committee has requested that a survey of the social characteristics of people living in the RM-3A conversion zone of Kitsilano be undertaken by the Social Planning Department. The Director of Planning concurs in this request.

The purpose of the survey is to obtain information that will help us to understand population changes resulting from redevelopment in one RM-3A area of the City.

The Kitsilano RM-3A area comprises conversion houses, apartments and single family dwellings. It is slowly being redeveloped. More and more conversion units are being demolished and apartments built in their places. In recent years, condominium construction has accompanied redevelopment in Kitsilano.

In the area selected for survey, there are approximately 1,000 units of conversion housing, 247 single family dwellings, 4,500

Standing Committee of Council
on Housing and Environment
March 6, 1975

- 3 -

apartment rental units and 500 condominium units. Approximately 150 units of conversion housing are lost per year. At the current rate of redevelopment, if the present trend continues, there will be considerable change in the community's housing stock.

Four random samples of selected dwelling types; single family, conversion, rental apartments, and condominiums will be selected for survey. The social characteristics of the various populations living in these types of housing will be compared so that similarities and differences between the residents of different types of housing can be examined.

Once the survey results are tabulated, the data will be subjected to analysis by the Social Planning Department and the Planning Department, so that conclusions can be drawn. With better understanding of how redevelopment affects populations, the Social Planning and Planning Departments will be able to recommend to Council policies required to maintain a stable social environment.

The survey will be funded from the Social Planning Department's RESER fund. Individual research projects costing more than \$5,000 require Council approval."

Following a brief discussion, it was

RECOMMENDED,

THAT Council authorize the expenditure of \$7,000 from the Social Planning Department's RESER fund for a survey of the RM-3A area in Kitsilano to determine who lives in conversion housing now and who moves into new dwelling units, apartments or condominiums, when redevelopment replaces conversion units.

This motion was put and lost. No further action was taken.

3. Fire By-law Status Reports

- Kent Hotel, 782-786 Granville Street

Submitted for the Committee's consideration was a Manager's Report (on file in the City Clerk's Office) dated February 10, 1975, regarding this hotel, which stated in part:

"The Fire Chief reports as follows:

Due to the design of this building it appears to be a fairly simple matter to comply with Section 40b of the Fire Bylaw by completing the following:

1. Enclose the front stairwell between the second and third floors.
2. Remove wainscoting and apply 1/2" gypsum board to all corridor walls and ceilings.
3. Replace all hollow core doors to suites and rooms with minimum 1 3/8" solid core doors.
4. Enclose all transoms and other openings to have substantially a one-hour fire rating.
5. Repair and strengthen rear wooden verandahs and existing stairs to grade.
6. Upgrade existing window openings on verandahs with wire glass in metal frames.
7. Install 1 3/4" solid core doors at corridor entrances to rear verandah.

Cont'd . . .

Standing Committee of Council
on Housing and Environment
March 6, 1975

- 4 -

8. Cover entire basement ceiling with 1/2" gypsum board to provide better fire separation between this area and rooms above.
9. Obtain a Building Permit before proceeding with any of the above.

This building will have to comply with Fire Bylaw requirements."

Mr. Lepitz, representing Statesman Investments Ltd.; advised that of the 21 rooms in this building, 18 were rented and three were used for storage. Rents are approximately \$50.00 to \$70.00 per month.

Chief Konig advised that installation of a sprinkler system was not required in this building, however, the above noted improvements were absolutely necessary. Mr. Lepitz advised that Statesman Investments Ltd. was leasing this building to Mr. Guy who was responsible for keeping this building up to Fire By-law standards. If the required funding could not be arranged, the building could quite possibly be closed.

Following discussion, it was

RECOMMENDED,

- A. THAT Mr. Lepitz secure an estimate of the amount of money required to carry out the above noted renovations.
- B. THAT once the above noted estimate has been secured, Mr. Lepitz discuss this with the Fire Department after which the Housing and Environment Committee would consider it once again.

- 860-862 East Broadway

The Committee considered a Manager's Report (on file in the City Clerk's Office) dated February 5, 1975, regarding this hotel. It stated in part:

"The Fire Chief reports as follows:

The building is a three-storey wood frame, without basement, and used entirely for residence.

The main floor is at grade level in the front and half below grade at the rear. There are three suites on this floor with two rooms each. The second and third floors have three suites each floor with a total of 20 rooms.

In total, the building contains 26 rooms as interpreted under Section 38.

The inner front stairs to the second and third floors are separated at each floor, without approved door closers and latches. The exit to the rear exterior porch is direct from the corridor through inward opening exit doors, which is in contravention to the required standards.

Suite doors are wood and glass panel type with most glass sections broken out and replaced with various materials. Rear suite windows face onto the porch and are of ordinary glass, resulting in no protection against fire exposure in this area.

The rear porch appears deteriorated structurally and the general condition of the building poor.

The building will have to comply with Section 38 of the Fire By-law."

Cont'd . . .

Standing Committee of Council
on Housing and Environment
March 6, 1975

- 5 -

RECOMMENDED,

THAT the Fire Chief be instructed to carry out normal By-law enforcement procedures with regards to the hotel at 860-862 East Broadway.

- Gray's Court, 1601 Comox Street

The Committee considered a Manager's Report (on file in the City Clerk's Office) dated February 5, 1975, regarding this hotel. This report stated in part:

"The Fire Chief reports as follows:

An inspection was made of this hotel which was prompted by a serious fire on the premises and although it is outside the priority "core area" an order was issued on January 24, 1975, under Section 38 of Fire By-law No. 2193 to comply within 90 days.

To comply with Section 38 the following requirements will be necessary:

1. Corridor walls are constructed of wood lath and plaster, with pipe holes and other openings. These walls require upgrading to a substantially one-hour rating.
2. Doors leading into corridor from basement suites require to be replaced with solid core type, minimum 1 3/8" thickness.
3. The furnace room requires separation from the corridor.
4. The elevator door appears to require upgrading. (Should be determined by Building Inspector.)
5. Existing main stairway is equipped with wire cast glass floor separation and it is necessary to leave the enclosure at each floor, and re-enter to continue descent of the stairs. Alternate egress is by way of a metal fire escape with a stairway to ground. Section 38 of the Fire Bylaw requires two fully enclosed stairways to replace provisions outlined in item 5.

ALTERNATIVES ARE:

Section 40 (a)

An approved sprinkler system throughout the building or,

Section 40 (b)

Alter and improve the existing fire escape by providing wire cast glass in exposed windows within ten feet horizontally and

Alter existing stairway to make it fully enclosed and one-hour fire separated and

Complete items 1, 2, 3, 4 above.

This building must comply with Fire Bylaw requirements."

Also submitted was a letter from Mr. R. Hirvi, Owner of Gray's Court, along with several letters from the tenants of this building expressing dissatisfaction with the possibility of a sprinkler system installation.

The Fire Chief advised that the installation of a sprinkler system would be the best alternative for this building, however, the second

Cont'd . . .

Standing Committee of Council
on Housing and Environment
March 6, 1975

- 6 -

alternative as outlined above would be acceptable. In conclusion he advised that of eleven fires in sprinklered buildings, all were extinguished by the sprinkler system, and no deaths occurred.

The Chairman advised that discussions would be continuing with owners of hotels and lodging houses outside of the core area with regard to Fire By-law enforcement in the very near future.

RECOMMENDED,

THAT the owner of Gray's Court, 1601 Comox Street, be required to conform to Fire By-law requirements by effecting either of the two alternatives outlined on the above noted City Manager's report.

INFORMATION:

4. Collingwood United Church

At a Housing and Environment Committee meeting on January 30, 1975, when considering a Progress Report on housing projects it was resolved,

"THAT the G.V.R.D. report back with recommendations on the density required to make a senior citizen housing project on the two lot site at 3200 School and Harold, being lots 1 and 2; Blk. 37, D.L. 37, economically feasible."

Reverend Laing of the Collingwood United Church advised that since the last meeting he had met with the City of Vancouver Planning Department, C.M.H.C., and G.V.R.D. with regards to this senior citizen housing project. He further advised that a public meeting had been scheduled for March 20, 1975, to determine the attitude of the surrounding neighbours towards such a project.

The architect for this project advised that a floor space ratio of 4.0 would be required to make the project financially feasible. Ann McAfee, Housing Planner, advised that the Planning Department would consider a floor space ratio of approximately 1.75.

The architect submitted a preliminary plan for this housing project. It showed a 16 storey building with a total of 154 units; 123 bachelor units and 31 one-bedroom units. Rents would be approximately \$135.00 to \$165.00 per month.

Mr. W. Casson, Director of Housing, G.V.R.D., advised that due to the small size of this site, on-site parking would have to be underground, and this additional charge would upset the economical feasibility of this project. Reverend Laing noted that there was a shopping centre adjacent to this project, and its large parking lot could be used for parking.

Mr. F. Wyles, G.V.R.D., noted that with a floor space ratio of approximately 2.5, and with the use of adjacent parking, a 100 unit building containing 80 bachelor, and 20 one-bedroom units could be constructed with monthly rentals of approximately \$135.00.

The Chairman noted that in view of the available adjacent parking as noted above, the City should consider a floor space ratio of approximately 2.5.

RESOLVED,

THAT the Collingwood United Church prepare design presentations for the public meeting on March 20, 1975, outlining the floor space ratios as discussed above, and taking into account that the Federal Government had recently announced the availability of Section 44 subsidies for non-profit and co-operative housing, and report back to a later meeting of this Committee.

Cont'd . . .

5. Rent Supplements Program

Mr. D. Davies, and Mr. R. W. Bailey, of the B.C. Housing Management Commission, were present to explain the recent Federal Government announcement regarding the Section 44 Rent Subsidy Program. Submitted for the Committee's consideration were copies of letters sent from B.C. Housing Management Commission to both senior citizen tenants, family tenants, M.L.A.'s, M.P.'s, and Mayors, with regards to the Rent Supplements Program. (This correspondence is on file in the City Clerk's Office.)

In the discussion which ensued it was noted that this program would aid tenants in non-profit and co-operative housing projects, at rents adjusted to their incomes. For tenants to qualify, rents would be calculated according to the scale now applied to public housing to a maximum of 25%. This program will help people who are least able to afford suitable housing for themselves and for their families. The portion of units to be subsidized in any one project would not exceed 25%.

During discussion on the matter of rent supplements the Chairman referred to a letter from the Minister of Human Resources which stated in part:

"With regard to our discussion on February 20, 1975, concerning a rent subsidy for 150 people dislocated in the downtown area, I would be happy to consider this once your committee has decided on a dollar figure for the subsidy.

When your committee has made the above decision if you will contact me I will be happy at that time to discuss it with you."

Following a brief discussion, it was

RESOLVED,

- A. THAT the above noted information from the B.C. Housing Management Commission be received.
- B. THAT Mr. R. Young of the Social Planning Department report back to this Committee on March 27, 1975, with all of the required information pertaining to this particular matter.

6. B.C. Housing Management Commission Housing Statistics

Submitted by the B.C. Housing Management Commission was a report on housing statistics. (This report is on file in the City Clerk's Office.)

RESOLVED,

THAT the report of the B.C. Housing Management Commission be received for information.

Due to shortage of time the following items were tabled for discussion at the next meeting of this Committee:

- a. By-law On Minimum Standards of Maintenance and Occupancy
- b. Lodging House Manual
- c. Housing Progress Report
- d. Housing and Environment Committee Progress and Future Goals

The meeting adjourned at approximately 3:25 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

March 6, 1975.

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall on March 6, 1975, at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Marzari
Alderman Sweeney

ABSENT: Alderman Kennedy

COMMITTEE
CLERK: G. Barden

.

RECOMMENDATIONS

1. Burrard Bridge Civic Marina - Moorage Rates, Services and Facilities

The Committee had for consideration a letter dated January 24, 1975 from Mr. J.F. Hamilton on behalf of a newly formed group known as the Burrard Bridge Civic Marina Boat Owners Association, requesting consideration of a moratorium on the Park Board's proposed 50% increase in moorage rates until the facilities and services at the marina are brought up to safety standards and are more in line with services and facilities offered at other marinas.

Mr. Hamilton stated that most members in the past have been prepared to accept marginal marina services and facilities in the interest of affordable moorage rates. If the rates are brought into line with other marinas, then the services and facilities should also be comparable. The Members would end up paying higher rates because they must go elsewhere and pay to use facilities not provided in the Burrard Bridge Civic Marina, such as elevators, mechanics, etc.

The Superintendent of Parks stated the marina is now 13 years old and the Park Board has anticipated that improvements would be necessary. In 1974 the Park Board spent \$16,142 upgrading facilities and \$20,000 has been allocated for 1975.

Following further discussion it was,

RECOMMENDED

- A. THAT the Superintendent of Parks be requested to accelerate the program for upgrading facilities at the Burrard Bridge Civic Marina to bring it up to an adequate level of standards;
- B. THAT the Superintendent of Parks consult with the Burrard Bridge Civic Marina Boat Owners Association as to their priorities for upgrading this year and next year.

Cont'd...

Standing Committee of Council
on Finance and Administration 2
March 6, 1975.

2. License Fees for Liveaboards - Coal Harbour

The Committee had for consideration a letter from Mr. Russell M. Chernoff requesting that a reduced license fee be established for marinas in Coal Harbour until those paying can receive full benefit of City services such as street lighting, sidewalks, etc.

The Committee noted that Mr. Chernoff is in a marina which is leased by Harbour Ferries Limited from Harbour Park Developments, a City-owned company. Because of development action and park to be created there, Harbour Park Developments Limited is unable to give Harbour Ferries Limited a long term lease and moorage is on a month to month basis, and there would be no justification to put in services such as sewers, etc. License fees are paid for the full year and it has been agreed to refund a pro rata portion if liveaboards must leave before the end of the year.

Following further discussion it was,

RECOMMENDED

THAT the City Engineer investigate this matter with Mr. Chernoff and report back to the Committee on what improvements should be carried out on a temporary basis.

INFORMATION

3. School Board Tax Interest Earnings

Alderman Bowers read a letter dated March 5, 1975, to him from the Chairman of the Vancouver School Board, advising that the Finance and Legal Committee on March 3, 1975, when dealing with interest earnings on the school tax portion of prepaid 1975 taxes, passed the following motion:

"It is recommended that the Chairman of the Vancouver School Board contact Alderman Fritz K. Bowers, the School Board liaison Alderman, to arrange a meeting to discuss the matter in which interest earnings on prepaid school taxes can be applied to reduce local cost of education."

Following discussion it was,

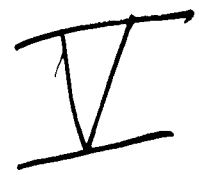
RESOLVED

THAT the Finance and Administration Committee meet with the appropriate Committee of the School Board to discuss the matter.

The Meeting Adjourned at Approximately 3:00 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES



March 6, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, Third Floor, City Hall on March 6, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

CLERK: H. Dickson

RECOMMENDATIONS

1. Neighbourhood Pub Application -
6505 Main Street

The Committee had before it for consideration a report dated February 27, 1975 (circulated) from the Director of Permits and Licenses on the application of Mr. G. Fearnside to operate a neighbourhood pub in an existing restaurant at the south-west corner of 49th Avenue and Main Street.

The Director of Permits and Licenses's report stated: "these premises are presently operated as a restaurant and it is felt that with relatively little difficulty the transformation can be made into a neighbourhood pub in compliance with regulations, including parking."

The amenity report stated:

"Our survey indicates that these premises are located in the centre of a small commercial area extending North and South of 49th Avenue and Main Street.

The area East of Main Street is largely comprised on one family dwellings, along with a church, an elementary school, a community centre and a park.

West of Main Street there are one family dwellings, a church and the large Langara College complex.

It is felt that the area is suitable for a Pub in that it is located in a commercial district primarily surrounded by residential buildings. The nearest elementary school is some four blocks away from the proposed Pub."

During discussion it was noted the nearest licensed premise is over one mile from this location.

Following discussion it was

RECOMMENDED

THAT the application of Mr. G. Fearnside to operate a neighbourhood pub at 6505 Main Street be approved subject to:

- (a) The City conducting a referendum of the residents and merchants in a four block radius surrounding 6505 Main Street, the cost of such referendum to be borne by the applicant;

Cont'd

Standing Committee of Council 2
on Community Services
March 6, 1975

Clause #1 continued:

- (b) That the applicant comply with all applicable City legislation.

2. Dial-a-Dietitian - Grant Request

The Committee had before it for consideration a City Manager's report, dated February 26, 1975 (circulated) in which the City Medical Health Officer recommends Council grant three month's assistance totalling \$238.29 for January to March, 1975 to cover rent, telephone and office supplies for Dial-a-Dietitian.

Ms. Agnes Campbell, Co-ordinator of Dial-a-Dietitian, explained to the Committee the function and financing of Dial-a-Dietitian; that it started two years ago with a LIP grant, was continued from last summer with \$1,000 United Way grant and now has one salary paid for by the Provincial Government.

Following discussion it was

RECOMMENDED

THAT City Council grant \$238.29 to Dial-a-Dietitian to cover rent, telephone and office supplies for January, February and March, 1975.

3. Neighbourhood Pub Application - 7161 Victoria Drive

The Committee had before it for consideration a report, dated March 4, 1975 (circulated) from the City Clerk advising of the results of a "petition plebiscite" conducted by the City, of residents and merchants in a four block radius surrounding 7161 Victoria Drive, where Mr. A. P. Mayervich proposes to operate a neighbourhood pub.

Of 841 ballots returned to the City, 407 were in favour (48.4%), 429 were opposed (51%) and 5 were rejected.

The petition plebiscite failed, therefore, to receive not less than a 60% majority in favour as laid down by Council resolution of February 25, 1975.

The applicant, Mr. Mayervich, appeared before the Committee and suggested that he canvass an extra two blocks in each direction in an attempt to acquire the necessary 60% of votes in favour.

It was the feeling of the Committee, however, that sufficient numbers of persons in a closer proximity (within the four block radius) are not in favour and a poll of residents further away from the proposed location would not be necessary.

Some consideration was given by the Committee to the possibility of placing a time limit of one or two years before another neighbourhood pub plebiscite could be conducted in the same area but it was felt any new applicants would be aware that this particular application failed to gain the necessary votes for approval.

Following discussion it was

RECOMMENDED

THAT the application of Mr. A. P. Mayervich to operate a neighbourhood pub at 7161 Victoria Drive not be approved.

Standing Committee of Council 3
on Community Services
March 6, 1975

4. Dissemination of Information to the Public

Alderman Darlene Marzari, Vice-Chairman of the Committee, raised the matter of the City's distribution of information to the public and suggested the Committee examine how the distribution of information can be improved.

It was suggested a list of all community organizations should be compiled and information of particular interest to such groups should be sent to them.. Information might also be distributed through libraries and information centres.

The City Clerk advised that his office tries to discourage volume mailing of information; that members of the public interested in reports to Committees or Council are invited to pick up copies of such reports. This practice is to prevent the City from incurring additional costs by the increased production and mailing.

Following discussion it was

RESOLVED

THAT Alderman Darlene Marzari, Vice-Chairman of the Community Services Committee, meet with Mr. D. H. Little, City Clerk, to discuss this matter further.

RECOMMENDATION

5. Vancouver Native Indian Friendship Centre

A delegation from the Native Indian Friendship Centre appeared before the Committee and a brief, dated March 6, 1975 (circulated) from the organization was distributed at the meeting.

(This brief was received February 27, 1975, by the Office of the City Clerk and referred to the Supervisor of Property and Insurance and the Director of Social Planning for report to the Community Services Committee).

Mrs. M. Cantrryn of the Indian Friendship Centre explained the group wishes to replace the existing centre at 1855 Vine Street with a larger facility closer to the downtown area and is requesting the City to donate a site of at least one acre in size.

The brief suggested three possible sites:

- "1. William Street, Raymur and Malkin Avenues - the Nickels Trucking Co. site - approximately 46,000 square feet.
2. Main, Terminal and Quebec Streets - option held by Ocean Cement - approximately 90,000 square feet.
3. Glen Drive, Cordova Street East, Raymur Avenue and Viaduct - a scrap metal site - approximately 52,000 square feet."

During discussion the delegation stated its first choice would actually be the 2½ acre site at Prior and Gore which the Strathcona Property Owners' and Tenants' Association (S.P.O.T.A.) may make use of.

Following discussion it was

RESOLVED

THAT the Supervisor of Property and Insurance and the Director of Social Planning examine the request of the Vancouver Indian Friendship Centre for City land and report back to the Community Services Committee;

Standing Committee of Council 4
on Community Services
March 6, 1975

Clause #5 continued:

and it was

RECOMMENDED

THAT City Council approve in principle the establishment
of a new Indian Friendship Centre in Vancouver City.

The meeting adjourned at approximately 5:05 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 399

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

March 13, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No.2 Committee Room, third floor, City Hall, on Thursday, March 13, 1975, at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

CLERK: G. Barden

.

RECOMMENDATION

1. Implications of The Provincial Budget to the City of Vancouver

The Committee had for consideration a memorandum dated March 10, 1975, from the Chairman which outlined implications of the Provincial Budget to the City of Vancouver (copy circulated).

The Committee discussed the two provisions in the Provincial Budget Speech which have direct relevance to the City's Budget - one being a "catch-up" formula for per capita grants, and the other being a commitment to give municipalities 1/3 of the net revenue resulting from any increase in the export price of natural gas beyond the present \$1.00 per Mcf. The Committee felt it was a move in the right direction that the Provincial Government at least recognize the principle of revenue sharing with municipalities, even though it presently relates only to sharing of natural gas revenues where the benefits for the current year are unknown and will likely be very limited, however, the Committee favoured a revenue sharing formula being established by the Provincial Government which takes into account known revenues such as income tax and other revenues. Committee members felt that as much pressure as possible should be placed on the Province to assist the City in meeting its budget requirements this year.

The Committee also discussed the possible necessity of a cut-back in the standard of service being provided by the City when results of present implications on the City's budget are known. It was suggested a priority list be drawn up by department heads showing where cut-backs could be made and be submitted to the Finance and Administration Committee. It was questioned, however, whether it would be better to increase taxes than to make cut-backs in areas such as maintenance where there would only be deferred costs.

Following further discussion, it was

RECOMMENDED

THAT the City Manager request each department head to prepare priority lists showing where reductions may be made in the standard of service being provided to the extent of 10% of their budgets as approved by the Budget Review Committee.

The meeting adjourned at approximately 2:30 p.m.

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

March 18, 1975

A Special meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, Third Floor, City Hall on March 18, 1975, at approximately 10:00 a.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Boyce
Alderman Sweeney

ALSO
PRESENT: Alderman Cowie

ABSENT: Alderman Marzari
Alderman Volrich

CLERK: H. Dickson

RECOMMENDATION

1. Neighbourhood Pub -
3681 West 4th Avenue

Council at its meeting of Tuesday, March 11, 1975, when dealing with a report dated February 20, 1975, from the Community Services Committee on this pub application, resolved:

"THAT this clause be referred back to the Committee for further consideration and discussion with the City Clerk."

Mr. D.H. Little, City Clerk, advised the Committee that the applicant for this neighbourhood pub, Mr. John Keith-King, originally applied in September of 1974 for a neighbourhood pub with a seating capacity of 74 at the above address. However, a subsequent communication from the applicant advised that his proposal had been revised to provide seating for 100 persons.

It was pointed out to the Committee that Council at its meeting of July 17, 1973, passed the following motion:

"THAT the total capacity, both standing and seated, shall be a maximum of 100 patrons."

The applicant advised the Committee that the seating capacity was increased from 74 to 100 at the suggestion of the Kitsilano Area Planning Committee which felt the larger capacity would ensure the operation would be economically viable.

This was substantiated by a spokesman from the Kitsilano Planning Office who added the Planning Committee felt the design of this proposed neighbourhood pub is excellent.

The Committee noted it is Council's intention to keep neighbourhood pubs small and that if the seating capacity is 100 it is conceivable there could be well over 100 persons, seated and standing, in the pub at one time and this would be contrary to Council's policy. The Committee felt a neighbourhood pub operation could be economically viable with a maximum capacity of 100 seated and standing.

Mr. Keith-King told the Committee his plans call for 100 seated and there will be room at the bar for 10 standees. He said he would remove 10 seats to ensure the maximum capacity seated and standing would be 100.

cont'd....

Standing Committee of Council on
Community Services, March 18, 1975 2

Clause #1 continued

It was further noted that the original application was for 890 square feet and this has been increased to 1200 square feet. The applicant plans to provide five parking spots whereas at least six are required under Council's policy that there be one parking spot for every 200 square feet.

Mr. Keith-King pledged his co-operation in providing the required number of car parking spots and a spokesman from the Permits and Licenses Department said this would be negotiated when the applicant files his development permit application and will be within the Council policy.

The Committee expressed concern that staff is not aware of Council's guidelines for neighbourhood pubs and, following discussion, it was

RECOMMENDED

- I. THAT the application of Mr. John Keith-King and Mr. S.P. Grauer for a neighbourhood pub at 3681 West 4th Avenue be approved in principle subject to:
 - (a) the City conducting a referendum of the residents and merchants in a four-block radius surrounding 3681 West 4th Avenue, the cost of such referendum to be borne by the applicants;
 - (b) that adequate lighting be established in the parking area;
 - (c) that the applicant comply with all applicable City legislation;
 - (d) that there be no relaxation of Council's guidelines on neighbourhood pubs, particularly that the maximum capacity both seated and standing, be 100 persons and that parking be provided in the ratio of one parking spot for each 200 square feet of public area in the pub.
- II. THAT copies of Council's guidelines on neighbourhood pubs be circulated to the Director of Permits and Licenses and the Director of Planning with the instruction that all members of staff, including those in satellite offices, be advised of these guidelines.

The meeting adjourned at approximately 10:00 a.m.

(Background information on this matter was placed before Council at its meeting of March 11, 1975)

FOR COUNCIL ACTION SEE PAGE(S) 399

CITY OF VANCOUVERSPECIAL COUNCIL - MARCH 20, 1975PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, March 20, 1975, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Kennedy,
Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Harcourt

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendment to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. N/S of S.E. Marine Drive between
Fraser and Poplar Streets

An application was received from W.R. Lort, Architect, to rezone Lot G, Subdivision of Lots 13-15 and D-F of E, Block 30, D.L. 313, being the north side of S.E. Marine Drive between Fraser and Poplar Streets. The present zoning is C-1 Commercial District and the requested zoning is CD-1 Comprehensive Development District.

The application was approved by the Director of Planning with the CD-1 By-law restricting the development as follows:

- (a) Uses - Hotel
Motel
- (b) Floor Space Ratio - not to exceed 1.20. In computing the floor space ratio, the floor area of the building shall be measured on all floors from the outer limits of the building (excluding balconies not to exceed 8% of the total floor area, and parking located in the cellar.)
- (c) Height - not to exceed 2 storeys plus a cellar nor 24 feet above the average building grade on S.E. Marine Drive as established by the City Engineer.

And subject to the following:

That the detailed scheme of development be first approved by the Director of Planning after having advice from the Urban Design Panel, having particular regard to surrounding properties, suitable design, suitable treatment of all open spaces, adequate off-street parking (40 spaces are required, either on-site or retain parking garage at corner of 65th Avenue and Fraser Street) and suitable means of vehicular ingress and egress.

The application was also approved by the Vancouver City Planning Commission.

The Deputy Director of Planning advised that the Design Panel recommended that this development not be approved. He also advised that the previous problems with respect to height, etc., have been resolved to the satisfaction of the Director of Planning.

cont'd....

N/S of S.E. Marine Drive between Fraser
and Poplar Streets (continued)

MOVED by Ald. Bowers,
THAT this application be approved subject to the foregoing
restrictions.

- CARRIED

(Aldermen Cowie and Rankin opposed)

2. Area bounded by Kingsway, Nanaimo,
30th Avenue and Baldwin

An application has been received from C.B.K. VanNorman, Architect to rezone Parcel 1 of Block A, D.L. 598, being the area bounded by Kingsway, Nanaimo, 30th Avenue and Baldwin. The present zoning is RT-2 Two Family Dwelling District and RS-1 One Family Dwelling District and the requested zoning is CD-1 Comprehensive Development District.

The application was approved by the Director of Planning with the CD-1 By-law restricting the development as follows:

- (a) Uses - an apartment building with customary ancillary uses including underground parking
- retail stores, offices, a bank, with customary ancillary uses including off-street loading and parking
- (b) Floor Space Ratio - the floor space ratio shall not exceed 0.90 overall. The floor space ratio for the residential development shall not exceed 0.75 measured in the same way as RM-1 regulations; and the floor space ratio for the retail stores, offices and bank shall not exceed 0.15 gross.
- (c) Height - the height of the residential development shall not exceed 3 storeys measured from the average building grade on 30th Avenue; the height of the retail stores and offices shall not exceed 2 storeys; and the height of the bank shall not exceed 1 storey

And also subject to the following:

The detailed scheme of development to be first approved by the Director of Planning after advice from the Urban Design Panel and consultation with the City Planning Commission and having particular regard to the overall design, treatment of open space, landscaping, vehicular ingress and egress and garbage disposal and loading.

The application was also approved by the Vancouver City Planning Commission.

Mr. VanNorman, by means of maps, illustrated for the information of Council the proposed development, setback, screening, etc.

Mr. Steve Araujo, 2191 East 32nd Avenue objected to the proposed development because of increased population density and increased hazard to children from increased traffic in the area, and suggested that if the development were approved, an additional 20% off-street parking be required.

Miss I. Price, 2172 East 32nd Avenue objected to the proposed development because of the additional problems this would create with respect to on-street parking in the area.

Mr. P. Bales, 2157 East 32nd Avenue also objected on the basis that the development would generate increased traffic and create further on-street parking problems.

Area bounded by Kingsway, Nanaimo,
30th Avenue and Baldwin (continued)

Mr. Dukowski, part owner of the Eagle Motel on Kingsway spoke in favour of the proposed development.

Mr. Belcourt, 2296 East 30th Avenue requested that if Council approves this proposed development, resident-only parking zones be created in the vicinity of this development.

Two other residents of the area spoke against the development for the same reasons as the other objectors.

MOVED by Ald. Marzari,
THAT this application be approved subject to the foregoing restrictions.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
THAT the City Engineer report to the next meeting of the Official Traffic Commission on the establishment of resident-only parking zones in the vicinity of East 30th Avenue and Baldwin and also in the residential areas adjacent to the Eldorado Motor Hotel.

- CARRIED UNANIMOUSLY

3. Amendment to the Zoning and
Development By-law No. 3575

An application has been received from the Director of Planning to amend the text of the Zoning and Development By-law No. 3575, by striking out the words 'Vancouver City Planning Commission' where they appear throughout the By-law, and consequential amendments related thereto.

MOVED by Ald. Bird,
THAT this application be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Marzari,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

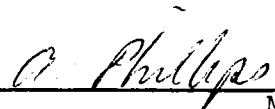
- CARRIED UNANIMOUSLY

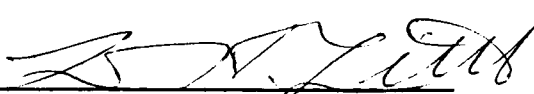
- - - - -

The Council adjourned at approximately 8:30 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of March 20, 1975, adopted on April 8, 1975.


MAYOR


CITY CLERK